

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8/26 Eumeralla Road, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$290,000 & \$319,000

### Median sale price

Median price \$825,000 Property Type Unit Suburb Caulfield South

Period - From 01/01/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10/55 Mimosa Rd CARNEGIE 3163	\$315,000	31/08/2023
2	1/143 Booran Rd CAULFIELD SOUTH 3162	\$300,000	08/08/2023
3	2/468 Kooyong Rd CAULFIELD SOUTH 3162	\$294,000	23/09/2023

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/01/2024 17:55

8/26 Eumeralla Road, Caulfield South Vic 3162

**Jellis  
Craig**

Jake Sulley

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**Indicative Selling Price**

\$290,000 - \$319,000

**Median Unit Price**

Year ending December 2023: \$825,000



1 bed 1 bath 1 car

**Property Type:** Apartment

Agent Comments

## Comparable Properties



10/55 Mimosa Rd CARNEGIE 3163 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$315,000

**Method:** Auction Sale

**Date:** 31/08/2023

**Property Type:** Apartment



1/143 Booran Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$300,000

**Method:** Private Sale

**Date:** 08/08/2023

**Property Type:** Apartment



2/468 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

**Price:** \$294,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9593 4500



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