

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

5/118a Murray Street, Caulfield Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$410,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Caulfield

Period - From 20/01/2024 to 19/01/2025 Source Property Data

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	4/9 Daniell Cr CAULFIELD 3162	\$392,000	03/11/2024
2	4/118a Murray St CAULFIELD 3162	\$400,000	29/08/2024
3			

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: 21/01/2025 15:18



Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000

Median Unit Price
20/01/2024 - 19/01/2025: \$780,000

Comparable Properties



4/9 Daniell Cr CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$392,000
Method: Private Sale
Date: 03/11/2024
Property Type: Apartment
Land Size: 51 sqm approx



4/118a Murray St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 29/08/2024
Property Type: Apartment

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.

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