
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/78 Hawthorn Road, Caulfield North 3161

Indicative selling price

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

Single price \$ or range between \$580,000 & \$630,000

Median sale price

Median price \$642,000 Property type Apartment Suburb Caulfield North

Period - From 01/10/2024 to 31/12/2024 Source R.E.I.V

Comparable property sales

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
6/376 Dandenong Road, Caulfield North 3161	\$587,000	28/10/2024
8/12 Wyuna Road, Caulfield North 3163	\$617,000	19/12/2024
1/154 Balaclava Road, Caulfield North 3163	\$640,000	11/12/2024

This Statement of Information was prepared on: 25/02/2025