

# 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 208 Kooyong Road, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$3,950,000 & \$4,300,000

## Median sale price

Median price \$2,203,750 Property type House Suburb Caulfield North

Period - From 01/01/2024 to 31/12/2024 Source REIV

## Comparable property sales

**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
7 Stanley St ELSTERNWICK 3185	\$3,900,000	10/10/2024
10 Soudan St MALVERN 3144	\$4,950,000	21/09/2024
1 Lynedoch Av ST KILDA EAST 3183	\$4,400,000	15/09/2024

This Statement of Information was prepared on: 31/01/2025