

# 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 7 Oulton Street, 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)

Range between \$1,600,000 & \$1,750,000

## Median sale price

Median price \$1,689,500 Property type House Suburb Caulfield North

Period - From 01/10/2024 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
10 Alston Gr ST KILDA EAST 3183	\$1,665,000	08/12/2024
17 Acacia St ELSTERNWICK 3185	\$1,770,000	01/12/2024
373 Glen Eira Rd CAULFIELD NORTH 3161	\$1,689,500	18/10/2024

This Statement of Information was prepared on: 30/01/2025