

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 18/28 Eumeralla Road CAULFIELD SOUTH 3162

Indicative selling price

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

Single price \$290,000

Median sale price

Median price \$1,012,500 Property type Unit Suburb Caulfield South

Period - From 01/04/2024 to 30/06/2024 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
1. 6/17 Arnott Street ORMOND 3204	\$290,000	19/09/2024
2. 16/6 Newman Avenue CARNEGIE 3163	\$293,000	18/07/2024
3. 4/36 Ulupna Road ORMOND 3204	\$278,000	28/05/2024

This Statement of Information was prepared on: 3.10.24