

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

7 Kelburn Street, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$2,038,000

Property Type

House

Suburb

Caulfield North

Period - From

01/07/2024

to

30/09/2024

Source

REIV

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	40 Wilgah St ST KILDA EAST 3183	\$1,275,000	14/08/2024
2	2 Derby Pde CAULFIELD NORTH 3161	\$1,350,000	17/06/2024
3	4a Craven St PRAHRAN 3181	\$1,265,000	01/06/2024

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:

15/10/2024 10:06



3 1 1

Property Type: House

Agent Comments

Comparable Properties



40 Wilgah St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$1,275,000

Method: Sold Before Auction

Date: 14/08/2024

Property Type: House (Res)

Land Size: 322 sqm approx



2 Derby Pde CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 1 2

Price: \$1,350,000

Method: Private Sale

Date: 17/06/2024

Property Type: House (Res)

Land Size: 430 sqm approx



4a Craven St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,265,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House

Land Size: 223 sqm approx