

# 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

27 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)

Range between \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$2,190,000

Property Type House

Suburb Caulfield North

Period - From 01/01/2025

to

31/03/2025

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	290 Glen Eira Rd ELSTERNWICK 3185	\$2,000,000	06/04/2025
2	4 Sagamore Ct CAULFIELD NORTH 3161	\$2,215,000	16/03/2025
3	24 Orrong Cr CAULFIELD NORTH 3161	\$2,190,000	15/01/2025

**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:

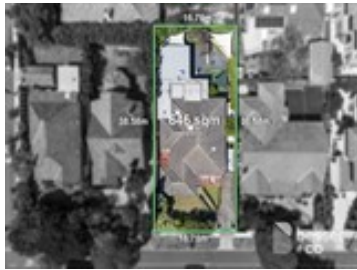
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**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
March quarter 2025: \$2,190,000

## Comparable Properties



**290 Glen Eira Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**



**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 06/04/2025  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**4 Sagamore Ct CAULFIELD NORTH 3161 (REI)**

**Agent Comments**



**Price:** \$2,215,000  
**Method:** Auction Sale  
**Date:** 16/03/2025  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**24 Orrong Cr CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**



**Price:** \$2,190,000  
**Method:** Sold Before Auction  
**Date:** 15/01/2025  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088