

## 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

101/2 CEDAR STREET CAULFIELD SOUTH VIC 3162

### 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)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

|  |           |           |
|--|-----------|-----------|
| 203/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161      | \$450,000 | 09-Dec-24 |
| 3/335 NORTH ROAD CAULFIELD SOUTH VIC 3162          | \$485,000 | 06-Oct-24 |
| 313/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161 | \$500,000 | 05-Oct-24 |

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 6 months.~~

This Statement of Information was prepared on: 07 January 2025



**203/58 KAMBROOK ROAD  
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price

<sup>RS</sup>

**\$450,000**

Sold Date **09-Dec-24**

Distance **1.85km**



**3/335 NORTH ROAD CAULFIELD  
SOUTH VIC 3162**

2 1 -

Sold Price

**\$485,000**

Sold Date **06-Oct-24**

Distance **1.72km**



**313/2 CAULFIELD BOULEVARD  
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price

**\$500,000**

Sold Date **05-Oct-24**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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