

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 7/328 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$515,000 or range between &

Median sale price

Median price \$675,000 Property type Unit Suburb Caulfield North

Period - From 10/09/2023 to 09/09/2024 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 4/72 Williams Rd PRAHRAN 3181	\$505,000	06/08/2024
2 8/8 Marriott St ST KILDA 3182	\$490,000	23/07/2024
3 9/5 Lansdowne Rd ST KILDA EAST 3183	\$485,000	26/06/2024

This Statement of Information was prepared on: 09/09/2024