

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 4/25 Eumeralla Road, Caulfield South Victoria 3162

Indicative selling price

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

Single price N/A or range between \$700,000 & \$770,000

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. 2/21 Newlyn St CAULFIELD 3162	\$780,000	14/04/2024
2. 2/643 Hawthorn Rd BRIGHTON EAST 3187	\$734,500	18/05/2024
3. 3/11 Mackay Av GLEN HUNTLY 3163	\$730,000	23/03/2024

This Statement of Information was prepared on: 22/08/2024