

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 3/648 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$690,000 & \$745,000

Median sale price

Median price \$880,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2024 to 31/12/2024 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	10/105 Murray St CAULFIELD 3162	\$720,000	16/11/2024
2	15/125 Kambrook Rd CAULFIELD NORTH 3161	\$700,000	29/10/2024
3	2/17-19 Pyne St CAULFIELD 3162	\$800,000	28/10/2024

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: 30/01/2025 09:48



Property Type: Townhouse

Agent Comments

Comparable Properties



10/105 Murray St CAULFIELD 3162 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Apartment



15/125 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 29/10/2024

Property Type: Apartment

2/17-19 Pyne St CAULFIELD 3162 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 28/10/2024

Property Type: Apartment