

# 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 40 Cedar Street, Caulfield South VIC 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$1,450,000 & \$1,580,000

## Median sale price

Median price \$1,721,750 Property type House Suburb Caulfield South

Period - From 01/10/2023 to 31/12/2023 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. 3 Almond Street, Caulfield South VIC 3162  | \$1,470,000 | 14/10/2023   |
| 2. 170 Kambrook Road, CAULFIELD VIC 3162      | \$1,525,000 | 25/11/2023   |
| 3. 1/42 Cromwell Street, CAULFIELD NORTH 3161 | \$1,510,000 | 19/12/2023   |

This Statement of Information was prepared on: 27/02/2024