

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 373 Glen Eira Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$1,750,000 or range between &

Median sale price

Median price \$2,500,000 Property type House 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 5 Spring Road, Caulfield South | \$1,500,000 | 11/06/2024 |
| 2 188 Kambrook Road, Caulfield | \$1,705,000 | 16/06/2024 |
| 3 42 Fitzgibbon Crescent, Caulfield North | \$1,800,000 | 14/08/2024 |

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