

# 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 11a Neerim Road, Caulfield

## Indicative selling price

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

Single price  or range between \$1,370,000 & \$1,500,000

## Median sale price

Median price \$1,990,000 Property type House Suburb Caulfield

Period - From 1/10/2023 to 31/12/2023 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
2B Waratah Ave, Glen Huntly Vic 3163	\$1,500,000	28/10/2023
1/16 King St, Elsternwick Vic 3185	\$1,500,000	14/10/2023
14a Almond St, Caulfield South Vic 3162	\$1,410,000	19/11/2023

This Statement of Information was prepared on: 08/02/2024