

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 211 Kambrook Road, Caulfield

Indicative selling price

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

Single price \$ or range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$2,235,000 Property type House Suburb Caulfield North
Period - From 01/10/2023 to 30/09/2024 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 3 Newington Grove, Caulfield North 3161	\$2,780,000	07/09/2024
2 5 Glen Eira Road, Ripponlea 3185	\$2,600,000	08/08/2024
3 50 Orrong Crescent, Caulfield North 3161	\$2,700,000	04/06/2024

This Statement of Information was prepared on: 13/11/2024