

# 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 8/454 Kooyong Road, Caulfield South 3162

## 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 \$569,000

## Median sale price

Median price \$1,012,500 Property type Apartment Suburb Caulfield South

Period - From 01/03/2024 to 30/06/2024 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
303/242 Glen Huntly Rd Elsternwick 3185	\$600,000	14/07/2024
5/182 Sycamore St Caulfield South 3162	\$592,000	03/04/2024
7/7-9 Roselea St Caulfield South 3162	\$557,500	03/03/2024

This Statement of Information was prepared on: 26/08/2024