

# 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 2b Devon St Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,250,000

## Median sale price

Median price \$530,000 Property type Townhouse Suburb Caulfield North

Period - From 01/04/2023 to 30/06/2023 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 |
|----------------------------------|-------------|--------------|
| 1a Edith St CAULFIELD NORTH 3161 | \$2,220,000 | 04/06/2023   |
| 1/15 Edinburgh Av CAULFIELD 3162 | \$2,150,000 | 09/03/2023   |
| 24a Hillside Av CAULFIELD 3162   | \$2,000,000 | 17/03/2023   |

This Statement of Information was prepared on: 21/08/2023