

# 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 2/18a Trevascus Street, Caulfield South Vic 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)

Range between \$1,180,000 & \$1,280,000

## Median sale price

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

Period - From 01/04/2024 to 30/06/2024 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
1/434 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,300,000	10/07/2024
3/209-211 Bamba Rd CAULFIELD SOUTH 3162	\$1,220,000	21/06/2024
20a Alder St CAULFIELD SOUTH 3162	\$1,260,000	31/07/2024

This Statement of Information was prepared on: 20/08/2024