

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/118a Murray Street, Caulfield Vic 3162

### Indicative selling price

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

Range between

\$380,000

### Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Caulfield

Period - From

20/01/2024

to

19/01/2025

Source

Property Data

### 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	4/9 Daniell Cr CAULFIELD 3162	\$392,000	03/11/2024
2	4/118a Murray St CAULFIELD 3162	\$400,000	29/08/2024
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/01/2025 15:18

Jeff Anderson  
(03) 9835 1151  
0411 222 744  
jeffa@rosshunt.com.au

**Indicative Selling Price**  
\$390,000 - \$410,000

**Median Unit Price**  
20/01/2024 - 19/01/2025: \$780,000



 1    1    1

**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**4/9 Daniell Cr CAULFIELD 3162 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$392,000  
**Method:** Private Sale  
**Date:** 03/11/2024  
**Property Type:** Apartment  
**Land Size:** 51 sqm approx



**4/118a Murray St CAULFIELD 3162 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 29/08/2024  
**Property Type:** Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044**