

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 | 1/203 Alma Road, Caulfield North Vic 3161 |
|---------------------------------------------|-------------------------------------------|

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

| | | | | | |
|---------------|------------|---------------|------------|--------|-----------------|
| Median price | \$635,000 | Property Type | Unit | Suburb | Caulfield North |
| Period - From | 01/04/2025 | to | 30/06/2025 | 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 | 5/47 Alexandra St ST KILDA EAST 3183 | \$632,500 | 06/08/2025 |
| 2 | 11/218 Alma Rd ST KILDA EAST 3183 | \$661,000 | 13/07/2025 |
| 3 | 9/8 Mooltan Av ST KILDA EAST 3183 | \$678,000 | 06/06/2025 |

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: 23/09/2025 10:24