

## 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

1/22 WYUNA ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

1/37 NORTHCOTE AVENUE CAULFIELD NORTH VIC 3161	\$814,000	17-Nov-24
7/3 CATHERINE STREET CAULFIELD NORTH VIC 3161	\$823,000	05-Apr-25
3/5-7 HARTLEY AVENUE CAULFIELD VIC 3162	\$820,000	24-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 06 May 2025



**1/37 NORTHCOTE AVENUE  
CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price **\$814,000** Sold Date **17-Nov-24**

Distance **0.49km**



**7/3 CATHERINE STREET  
CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price <sup>RS</sup> **\$823,000** Sold Date **05-Apr-25**

Distance **0.63km**



**3/5-7 HARTLEY AVENUE  
CAULFIELD VIC 3162**

 2  1  1

Sold Price **\$820,000** Sold Date **24-Dec-24**

Distance **1.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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