

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

107/77 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,250

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

2/74 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$767,000	22-Jun-25
3/750 INKERMANN ROAD CAULFIELD NORTH VIC 3161	\$710,000	15-Mar-25
9/575 INKERMANN ROAD CAULFIELD NORTH VIC 3161	\$702,000	26-Mar-25

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.~~

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2/74 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price **\$767,000** Sold Date **22-Jun-25**

Distance **0.29km**

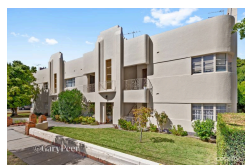


3/750 INKERMANS ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price **\$710,000** Sold Date **15-Mar-25**

Distance **0.71km**



9/575 INKERMANS ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price **\$702,000** Sold Date **26-Mar-25**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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