Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	حاده
Property	onered	IOI	Sale

Address Including suburb and postcode

12/15 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

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		selling	, թ

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

Single Price	or range between	\$135,000	&	\$145,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$681,250	Prop	erty type	rty type Unit Suburb Caulfield North		Caulfield North	
Period-from	01 Sep 2024	to	31 Aug 2	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	
8/15 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$133,000	13-May-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.

This Statement of Information was prepared on: 04 September 2025

