

# 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

13/8 Hudson Street, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$410,000

&

\$440,000

### Median sale price

Median price \$655,000

Property Type Unit

Suburb Caulfield North

Period - From 01/01/2024

to

31/12/2024

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	4/27 Royal Av GLEN HUNTLY 3163	\$419,000	10/11/2024
2	3/27 Tattenham St CAULFIELD EAST 3145	\$450,000	05/10/2024
3	10/19 Ash Gr CAULFIELD 3162	\$420,000	19/09/2024

**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:

11/03/2025 15:13

13/8 Hudson Street, Caulfield North Vic 3161

RT Edgar

Jason Isaacs

9533 0222

0488 700 789

jisaacs@rtedgar.com.au

**Indicative Selling Price**

\$410,000 - \$440,000

**Median Unit Price**

Year ending December 2024: \$655,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



4/27 Royal Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

**Price:** \$419,000

**Method:** Private Sale

**Date:** 10/11/2024

**Property Type:** Apartment



3/27 Tattenham St CAULFIELD EAST 3145 (REI/VG)

Agent Comments

2 1 1

**Price:** \$450,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Apartment



10/19 Ash Gr CAULFIELD 3162 (REI/VG)

Agent Comments

2 1 1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 19/09/2024

**Property Type:** Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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