

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

2/16 Wanda Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,320,000

&

\$1,450,000

Median sale price

Median price \$1,300,000

Property Type Townhouse

Suburb Caulfield North

Period - From 03/04/2024

to

02/04/2025

Source

Property Data

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	3/44-46 Chomley St PRAHRAN 3181	\$1,367,500	22/03/2025
2	1/48 Snowdon Av CAULFIELD 3162	\$1,425,000	04/12/2024
3			

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:

03/04/2025 14:48

2/16 Wanda Road, Caulfield North Vic 3161



 3  

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,450,000
Median Townhouse Price
03/04/2024 - 02/04/2025: \$1,300,000

Comparable Properties



3/44-46 Chomley St PRAHRAN 3181 (REI)

Agent Comments

 3  2  2

Price: \$1,367,500
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

1/48 Snowdon Av CAULFIELD 3162 (VG)

Agent Comments

 3  -  -

Price: \$1,425,000
Method: Sale
Date: 04/12/2024
Property Type: Flat/Unit/Apartment (Res)

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.

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