

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

2/290 HAWTHORN ROAD CAULFIELD VIC 3162

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Apr 2024

to

31 Mar 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

10/105 MURRAY STREET CAULFIELD VIC 3162

\$720,000

16-Nov-24

205/687 GLEN HUNTLY ROAD CAULFIELD VIC 3162

\$710,000

11-Feb-25

5/2 ASH GROVE CAULFIELD VIC 3162

\$600,000

21-Nov-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: 28 April 2025



**10/105 MURRAY STREET
CAULFIELD VIC 3162**

2 1 1

Sold Price **\$720,000** Sold Date **16-Nov-24**

Distance **0.27km**



**205/687 GLEN HUNTLY ROAD
CAULFIELD VIC 3162**

2 2 1

Sold Price **\$710,000** Sold Date **11-Feb-25**

Distance **0.44km**



**5/2 ASH GROVE CAULFIELD VIC
3162**

2 1 1

Sold Price **\$600,000** Sold Date **21-Nov-24**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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