

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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