

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

2/7 DUDLEY STREET CAULFIELD EAST VIC 3145

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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,995

Property type

Unit

Suburb

Caulfield East

Period-from

01 Mar 2024

to

28 Feb 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

111/7 DUDLEY STREET CAULFIELD EAST VIC 3145	\$280,000	10-Oct-24
313/7 DUDLEY STREET CAULFIELD EAST VIC 3145	\$275,000	21-May-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: 18 March 2025



**111/7 DUDLEY STREET CAULFIELD
EAST VIC 3145**

Sold Price

\$280,000

Sold Date

10-Oct-24



2



1



-

Distance

0km



**313/7 DUDLEY STREET CAULFIELD
EAST VIC 3145**

Sold Price

\$275,000

Sold Date

21-May-24



2



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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