# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	201/687 Glen Huntly Road, Caulfield Vic 3162
Including suburb and	
postcode	

# Indicative selling price

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

Range between \$480,000	&	\$520,000
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## Median sale price

Median price	\$685,000	Pro	perty Type U	nit		Suburb	Caulfield
Period - From	01/07/2025	to	30/09/2025	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	7/687 Glen Huntly Rd CAULFIELD 3162	\$482,500	08/09/2025
2	2/888 Glen Huntly Rd CAULFIELD SOUTH 3162	\$530,000	16/07/2025
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:	13/11/2025 15:02



Date of sale