

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

204/20 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Caulfield North

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

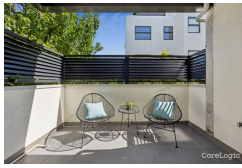
| | | |
|--|-----------|-----------|
| 108/1228 MALVERN ROAD MALVERN VIC 3144 | \$415,000 | 16-Apr-25 |
| 1/4A LANSLOWNE ROAD ST KILDA EAST VIC 3183 | \$442,000 | 26-Feb-25 |
| 611/10 STATION STREET CAULFIELD NORTH VIC 3161 | \$400,000 | 09-Feb-25 |

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: 29 April 2025

Susie Novak
 P 0385393333
 M 0402205399
 E susienovak@mcgrath.com.au



**108/1228 MALVERN ROAD
MALVERN VIC 3144**

1 1 1

Sold Price

^{RS} **\$415,000** Sold Date **16-Apr-25**

Distance **1.93km**



**1/4A LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

\$442,000 Sold Date **26-Feb-25**

Distance **1.87km**



**611/10 STATION STREET
CAULFIELD NORTH VIC 3161**

1 1 1

Sold Price

\$400,000 Sold Date **09-Feb-25**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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