Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 25b Orrong Grove, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,500,000		&		\$1,650,000				
Median sale price									
Median price	\$2,190,000	Pro	Property Type Hou		lse		Suburb	Caulfield North	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4/16 Bambra Rd CAULFIELD NORTH 3161	\$1,660,000	10/04/2025
2	4/24 Tennis Gr CAULFIELD NORTH 3161	\$1,615,000	01/12/2024
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:

29/04/2025 09:50









Rooms: 5 Property Type: Flat Land Size: 790 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2025: \$2,190,000

Comparable Properties

	4/16 Bambra Rd CAULFIELD NORTH 3161 (REI)	Agent Comments
i antro	4/24 Tennis Gr CAULFIELD NORTH 3161 (REI/VG) ■ 3 • 2 • 2 2 Price: \$1,615,000 Method: Auction Sale Date: 01/12/2024 Property Type: Unit	Agent Comments

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.

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289



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