

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

3/34 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$671,500 Property Type Unit Suburb Caulfield North

Period - From 01/04/2024 to 31/03/2025 Source 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 six 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
1	4/11 Kooyong Rd CAULFIELD NORTH 3161	\$645,000	05/04/2025
2	3/750 Inkerman Rd CAULFIELD NORTH 3161	\$710,000	15/03/2025
3	8/5 Derby Cr CAULFIELD EAST 3145	\$660,000	19/12/2024

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:

22/04/2025 16:27

3/34 Northcote Avenue, Caulfield North Vic 3161

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending March 2025: \$671,500



2 1 1

Property Type: Unit

Comparable Properties



4/11 Kooyong Rd CAULFIELD NORTH 3161 (REI)

[Agent Comments](#)

2 1 1

Price: \$645,000

Method: Sold Before Auction

Date: 05/04/2025

Property Type: Unit



3/750 Inkerman Rd CAULFIELD NORTH 3161 (REI)

[Agent Comments](#)

2 1 2

Price: \$710,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Unit



8/5 Derby Cr CAULFIELD EAST 3145 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$660,000

Method: Private Sale

Date: 19/12/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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