Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	305 Alma Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$3,200,000	&	\$3,500,000
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Median sale price

Median price	\$2,087,500	Pro	perty Type	House		Suburb	Caulfield North
Period - From	01/07/2025	to	30/09/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	184 Alma Rd ST KILDA EAST 3183	\$3,400,000	06/10/2025
2	8 Rosemont Av CAULFIELD NORTH 3161	\$3,205,000	10/08/2025
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:	17/11/2025 12:01



Date of sale