Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

	353a Glen Eira 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 \$1,800,000 & \$1,980,000	Range between	\$1,800,000	&	\$1,980,000
---	---------------	-------------	---	-------------

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

Au	areas or comparable property	1 1100	Date of Sale
1	15a Maxwell Gr CAULFIELD 3162	\$1,950,000	06/09/2025
2	25a Alfada St CAULFIELD SOUTH 3162	\$2,000,000	29/06/2025
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:	24/11/2025 09:56



Date of sale