## 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	388 Alma Road, Caulfield North Vic 3161
Including suburb and	
postcode	
posicode	

#### Indicative selling price

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

Range between	\$2,200,000	&	\$2,400,000

#### Median sale price

Median price	\$2,228,000	Pro	perty Type H	louse		Suburb	Caulfield North
Period - From	01/10/2024	to	30/09/2025	s	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

Address of comparable property		Price	Date of sale
1	401 Glen Eira Rd CAULFIELD NORTH 3161	\$2,350,000	13/09/2025
2	21 Kooyong Rd CAULFIELD NORTH 3161	\$2,355,000	31/08/2025
3	13 Manor Gr CAULFIELD NORTH 3161	\$2,348,000	06/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/10/2025 17:00









Rooms: 7

Property Type: House Land Size: 583 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,200,000 - \$2,400,000 **Median House Price** 

Year ending September 2025: \$2,228,000

## Comparable Properties



401 Glen Eira Rd CAULFIELD NORTH 3161 (REI)

Price: \$2,350,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res) Land Size: 676 sqm approx

**Agent Comments** 



21 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)



Agent Comments

Price: \$2,355,000 Method: Auction Sale Date: 31/08/2025

Property Type: House (Res) Land Size: 715 sqm approx



13 Manor Gr CAULFIELD NORTH 3161 (VG)



Price: \$2,348,000 Method: Sale Date: 06/07/2025

Property Type: House (Res) Land Size: 710 sqm approx **Agent Comments** 

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