

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	4/42 Northcote Avenue, Caulfield North Vic 3161
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Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price	\$2,087,500	Property 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 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	2/59 Snowdon Av CAULFIELD 3162	\$1,667,000	24/08/2025
2	1a Edinburgh Av CAULFIELD 3162	\$1,490,000	17/08/2025
3	44 Northcote Av CAULFIELD NORTH 3161	\$1,756,000	10/08/2025

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: 27/10/2025 13:12