## 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

448 Hawthorn Road, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,700,000		&		\$1,850,000					
Median sale price										
Median price	\$1,770,000	Pro	Property Type		House		Suburb	Caulfield South		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	10 Frederick St CAULFIELD SOUTH 3162	\$1,785,000	15/03/2025
2	230 Booran Rd ORMOND 3204	\$1,788,000	23/02/2025
3	51 Charles St BRIGHTON EAST 3187	\$1,835,000	07/02/2025

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:

26/05/2025 13:09









Rooms: 5 Property Type: House Land Size: 725 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price March quarter 2025: \$1,770,000

# **Comparable Properties**

dart ter	10 Frederick St CAULFIELD SOUTH 3162 (REI)   1 3 1 2 2   Price: \$1,785,000   Method: Auction Sale   Date: 15/03/2025   Property Type: House (Res)   Land Size: 527 sqm approx	Agent Comments
	230 Booran Rd ORMOND 3204 (REI/VG) 3 2 2 2 Price: \$1,788,000 Method: Auction Sale Date: 23/02/2025 Property Type: House (Res) Land Size: 655 sqm approx	Agent Comments
	51 Charles St BRIGHTON EAST 3187 (REI/VG) 3 2 2 1 Price: \$1,835,000 Method: Private Sale Date: 07/02/2025 Property Type: House Land Size: 662 sqm approx	Agent Comments

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