

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

5/15-17 Bundeera Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$980,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/04/2024

to

31/03/2025

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	5/573 Glen Huntly Rd ELSTERNWICK 3185	\$752,220	31/01/2025
2	2/4 Hinton Rd GLEN HUNTLY 3163	\$719,000	09/11/2024
3	15/125 Kambrook Rd CAULFIELD NORTH 3161	\$700,000	29/10/2024

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:

23/04/2025 11:31

5/15-17 Bundeera Road, Caulfield South Vic 3162

**Jellis
Craig**

Anthony Sansalone
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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending March 2025: \$980,000



 2  1  2

Property Type: Strata Unit/Flat

Comparable Properties



5/573 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

[Agent Comments](#)

 2  1  1

Price: \$752,220

Method: Private Sale

Date: 31/01/2025

Property Type: Apartment



2/4 Hinton Rd GLEN HUNTLY 3163 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$719,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Townhouse (Res)



15/125 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)

 2  2  2

Price: \$700,000

Method: Private Sale

Date: 29/10/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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