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	5/3 Freeman Street, Caulfield Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000 & \$850,000	Range between	\$790,000	&	\$850,000
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Median sale price

Median price	\$808,500	Pro	perty Type Un	it		Suburb	Caulfield
Period - From	20/05/2024	to	19/05/2025	So	urce	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	2/17 Mackay Av GLEN HUNTLY 3163	\$845,000	17/05/2025
2	3/205 Grange Rd GLEN HUNTLY 3163	\$820,000	18/04/2025
3	7/3 Catherine St CAULFIELD NORTH 3161	\$823,000	05/04/2025

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:	20/05/2025 09:26

