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	7/335 North Road, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$440,000	&	\$480,000
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Median sale price

Median price	\$900,000	Pro	perty Type	Unit		Suburb	Caulfield South
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

Add	dress of comparable property	Price	Date of sale
1	7/353 Kooyong Rd ELSTERNWICK 3185	\$449,000	01/11/2025
2	202/2 Graham Av MCKINNON 3204	\$470,000	25/09/2025
3	7/687 Glen Huntly Rd CAULFIELD 3162	\$482,500	08/09/2025

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:	10/11/2025 11:12

