

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

7 BELLA VISTA ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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 KALYMNA GROVE ST KILDA EAST VIC 3183	\$1,512,000	26-Sep-25
46 TOORONGA ROAD MALVERN EAST VIC 3145	\$1,425,000	23-Aug-25
21 ARTHUR STREET CAULFIELD NORTH VIC 3161	\$1,440,000	31-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 28 November 2025

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**1 KALYMNA GROVE ST KILDA
EAST VIC 3183**

3 1 1

Sold Price

^{RS}

\$1,512,000

Sold Date

26-Sep-25

Distance

1.61km



**46 TOORONGA ROAD MALVERN
EAST VIC 3145**

2 2 1

Sold Price

\$1,425,000

Sold Date

23-Aug-25

Distance

1.46km



**21 ARTHUR STREET CAULFIELD
NORTH VIC 3161**

2 1 2

Sold Price

^{RS}

\$1,440,000

Sold Date

31-Aug-25

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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