

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

9/16 NEWLYN STREET CAULFIELD VIC 3162

Indicative selling price

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

Single Price

\$240,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Caulfield

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

9/19 ASH GROVE CAULFIELD VIC 3162	\$287,000	17-Mar-25
16/20 PAYNE STREET CAULFIELD NORTH VIC 3161	\$255,000	28-Nov-24
14/2 MAROONA ROAD CARNEGIE VIC 3163	\$241,000	07-Apr-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: 08 May 2025



9/19 ASH GROVE CAULFIELD VIC 3162

Sold Price

\$287,000

Sold Date

17-Mar-25

 1

 1

 1

Distance

0.58km



16/20 PAYNE STREET CAULFIELD NORTH VIC 3161

Sold Price

\$255,000

Sold Date

28-Nov-24

 1

 1

 1

Distance

0.71km



14/2 MAROONA ROAD CARNEGIE VIC 3163

Sold Price

\$241,000

Sold Date

07-Apr-25

 1

 1

 1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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