

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

210/58 KAMBROOK 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2024

to

30 Jun 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

3/11 BOND STREET CAULFIELD NORTH VIC 3161	\$445,000	19-Jun-25
308/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$450,000	07-Mar-25
402/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$430,000	23-Jan-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: 11 July 2025


3/11 BOND STREET CAULFIELD NORTH VIC 3161

2 1 1

Sold Price

RS

\$445,000

Sold Date

19-Jun-25

Distance

0km

308/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price

\$450,000

Sold Date

07-Mar-25

Distance

0km

402/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price

\$430,000

Sold Date

23-Jan-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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