

## 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

611/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161

### Indicative selling price

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

Single Price

or range  
between

\$395,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Mar 2024

to

28 Feb 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

611/10 STATION STREET CAULFIELD NORTH VIC 3161	\$400,000	12-Feb-25
208/1 VILLAGE MEWS CAULFIELD NORTH VIC 3161	\$391,000	04-Jan-25
403/8 STATION STREET CAULFIELD NORTH VIC 3161	\$475,000	09-Dec-24

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: 04 March 2025

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**611/10 STATION STREET  
CAULFIELD NORTH VIC 3161**

 1  1  1

Sold Price <sup>RS</sup> **\$400,000** Sold Date **12-Feb-25**

Distance **0km**



**208/1 VILLAGE MEWS CAULFIELD  
NORTH VIC 3161**

 1  1  1

Sold Price **\$391,000** Sold Date **04-Jan-25**

Distance **0km**



**403/8 STATION STREET  
CAULFIELD NORTH VIC 3161**

 1  1  1

Sold Price **\$475,000** Sold Date **09-Dec-24**

Distance **0.14km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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