## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$2,410,000	&	\$2,550,000
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#### Median sale price

Median price	\$1,715,500	Pro	perty Type	House		Suburb	Caulfield South
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	31 Dalmor Av ORMOND 3204	\$2,500,000	03/03/2025
2	8 Royal Pde CAULFIELD SOUTH 3162	\$2,510,000	30/11/2024
3			

#### 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 six months.

This Statement of Information was prepared on:	27/03/2025 08:03



Date of sale







**Property Type:** House **Land Size:** 733 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,410,000 - \$2,550,000 Median House Price December quarter 2024: \$1,715,500

# Comparable Properties



31 Dalmor Av ORMOND 3204 (REI)

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**a** 3

Price: \$2,500,000 Method: Private Sale Date: 03/03/2025 Property Type: House Land Size: 650 sqm approx **Agent Comments** 



8 Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

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**7** 

**Agent Comments** 

**Price:** \$2,510,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: House (Res) Land Size: 520 sqm approx

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 six months.

Account - Marshall White | P: 03 9822 9999





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