## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

16a/153 Hawthorn Road, Caulfield North Vic 3161

#### Indicative selling price

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

Range between \$500,000	&	\$550,000
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### Median sale price

Median price	\$587,000	Pro	perty Type U	Init	]	Suburb	Caulfield North
Period - From	21/07/2024	to	20/07/2025	So	ource	Property	<sup>,</sup> Data

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	8/9 Wyuna Rd CAULFIELD NORTH 3161	\$550,000	20/06/2025
2	3/3 Derby Pde CAULFIELD NORTH 3161	\$521,600	16/04/2025
3	8/123 Murray St CAULFIELD 3162	\$550,000	28/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/07/2025 11:17









Rooms: 4

Property Type: Apartment Land Size: 1980 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** 21/07/2024 - 20/07/2025: \$587,000

# Comparable Properties



8/9 Wyuna Rd CAULFIELD NORTH 3161 (REI)

Price: \$550,000 Method: Private Sale Date: 20/06/2025

Property Type: Apartment

**Agent Comments** 



3/3 Derby Pde CAULFIELD NORTH 3161 (REI/VG)

2





Price: \$521,600

Method: Sold Before Auction

Date: 16/04/2025

Property Type: Apartment

**Agent Comments** 



8/123 Murray St CAULFIELD 3162 (REI/VG)





Price: \$550,000 Method: Private Sale Date: 28/02/2025

Property Type: Apartment

**Agent Comments** 

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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