## 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	44 Northcote Avenue, Caulfield North Vic 3161
Including suburb and	
postcode	

### Indicative selling price

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

### Median sale price

Median price	\$1,965,000	Pro	perty Type	House		Suburb	Caulfield North
Period - From	01/04/2025	to	30/06/2025		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 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	159b Sycamore St CAULFIELD SOUTH 3162	\$1,560,500	14/06/2025
2	6 Mulgrave St ELSTERNWICK 3185	\$1,573,000	08/04/2025
3	8/22 Parkside St ELSTERNWICK 3185	\$1,525,000	03/04/2025

#### 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:	14/07/2025 10:57









**Property Type:** Flat/Unit/Apartment (Res) **Agent Comments** 

**Indicative Selling Price** \$1,500,000 - \$1,650,000 **Median House Price** June quarter 2025: \$1,965,000

# Comparable Properties



159b Sycamore St CAULFIELD SOUTH 3162 (REI)

Price: \$1,560,500 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)

**Agent Comments** 



6 Mulgrave St ELSTERNWICK 3185 (REI/VG)

Price: \$1,573,000 Method: Private Sale Date: 08/04/2025 Property Type: House Land Size: 407 sqm approx

**Agent Comments** 



Price: \$1,525,000

8/22 Parkside St ELSTERNWICK 3185 (REI/VG)

Method: Sold Before Auction

Date: 03/04/2025

Property Type: Unit

**Agent Comments** 

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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