

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

44 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,965,000

Property 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	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 comparable properties 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



 2  

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) **Agent Comments**

 3  2  2

Price: \$1,560,500
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)



6 Mulgrave St ELSTERNWICK 3185 (REI/VG) **Agent Comments**

 3  2  2

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



8/22 Parkside St ELSTERNWICK 3185 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,525,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: Unit

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