

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 1/168 Hawthorn Road, Caulfield North Vic 3161

## Indicative selling price

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

Single price  or range between \$1,430,000 & \$ 1,570,000

## Median sale price

Median price \$ 1,355,000 Property type Townhouse Suburb Caulfield North

Period - From 11/06/2024 to 10/06/2025 Source Property 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	Price	Date of sale
1/32 Goe St CAULFIELD SOUTH 3162	\$1,451,000	01/06/2025
8 /22 Parkside St ELSTERNWICK 3185	\$1,525,000	03/04/2025
225b Kambrook Rd CAULFIELD 3162	\$1,570,000	15/03/2025

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: 11/06/2025