

# 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 G03/268 Hawthorn Road, Caulfield Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000 & \$715,000

### Median sale price

Median price \$756,500 Property Type Unit Suburb Caulfield

Period - From 01/07/2024 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	5/14 Orrong Rd ELSTERNWICK 3185	\$710,500	23/05/2025
2	205/687 Glen Huntly Rd CAULFIELD 3162	\$710,000	11/02/2025
3	3/15 Manchester Gr GLEN HUNTLY 3163	\$720,000	08/02/2025

**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: 21/07/2025 08:55



 2  
  2  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$695,000 - \$715,000

**Median Unit Price**

Year ending June 2025: \$756,500

## Comparable Properties



5/14 Orrong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

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**Price:** \$710,500

**Method:** Sold Before Auction

**Date:** 23/05/2025

**Property Type:** Apartment



205/687 Glen Huntly Rd CAULFIELD 3162 (VG)

Agent Comments

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**Price:** \$710,000

**Method:** Sale

**Date:** 11/02/2025

**Property Type:** Strata Unit/Flat



3/15 Manchester Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  
  2  
  1

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** Unit

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