

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

107/687 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$773,000

Property Type

Unit

Suburb

Caulfield

Period - From

14/07/2024

to

13/07/2025

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	G01/677 Glen Huntly Rd CAULFIELD 3162	\$546,000	29/05/2025
2	205/2a Royal Pde CAULFIELD SOUTH 3162	\$533,000	13/02/2025
3			

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 18:00



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

14/07/2024 - 13/07/2025: \$773,000

Comparable Properties



G01/677 Glen Huntly Rd CAULFIELD 3162 (REI)

Agent Comments

 2
  1
  1

Price: \$546,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: Apartment



205/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$533,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: Apartment

Land Size: 742 sqm approx

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.

Account - Harcourts Vermont South | P: 03 98861008