### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	107/687 Glen Huntly Road, Caulfield Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$500,000 & \$550,0
-----------------------------------

#### Median sale price

Median price \$773,0	00 Pro	operty Type Ur	it	Suburb	Caulfield
Period - From 14/07/2	2024 to	13/07/2025	Soui	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

7,01	aress of comparable property	1 1100	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



Date of sale







**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)

2

1

Price: \$546,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: Apartment

Agent Comments



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

•





1

03/2a Royal Fue CAULFIELD 300 IH 3102 (REI/VG)

Price: \$533,000

Method: Sold Before Auction

Date: 13/02/2025

**Property Type:** Apartment **Land Size:** 742 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.