### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 53A Ercildoune Street, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,300,000		&		\$1,400,000					
Median sale p	rice									
Median price	\$1,965,000	Pro	operty Type	Hou	House		Suburb	Caulfield North		
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	84 Alexandra St ST KILDA EAST 3183	\$1,345,000	29/05/2025
2			
3			

### OR

**B**<sup>\*</sup> 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:

28/07/2025 15:08



# Thomson:





Property Type: House (Residential) Land Size: 407 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2025: \$1,965,000

## **Comparable Properties**



### 84 Alexandra St ST KILDA EAST 3183 (REI)



Price: \$1,345,000 Method: Sold Before Auction Date: 29/05/2025 Property Type: House (Res) Land Size: 525 sqm approx

### Agent Comments

Similar condition and accommodation. Superior land size.

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 - Thomson | P: 03 95098244 | F: 95009693



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.