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	21/41 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Single price | $280,000

Median sale price

Median price	$587,000	Property Type	Unit	Suburb	Caulfield North
Period - From	15/07/2024	to	14/07/2025	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	6/9 Hudson St CAULFIELD NORTH 3161	$280,000	01/07/2025
2	3/61 Eskdale Rd CAULFIELD NORTH 3161	$280,000	06/03/2025
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: | 15/07/2025 11:39

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$280,000
Median Unit Price
15/07/2024 - 14/07/2025: $587,000

Comparable Properties

6/9 Hudson St CAULFIELD NORTH 3161 (REI)

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Price: $280,000
Method: Private Sale
Date: 01/07/2025
Property Type: Unit

Agent Comments

3/61 Eskdale Rd CAULFIELD NORTH 3161 (REI/VG)

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Price: $280,000
Method: Private Sale
Date: 06/03/2025
Property Type: Unit

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.