

# 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

53A Ercildoune Street, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$2,155,000

Property Type House

Suburb Caulfield North

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	10 Lambert Gr ST KILDA EAST 3183	\$1,305,000	16/06/2025
2	39 Williams Rd WINDSOR 3181	\$1,278,000	01/03/2025
3	66 Alexandra St ST KILDA EAST 3183	\$1,270,000	23/02/2025

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:

22/07/2025 09:37



3 2 1

**Property Type:** House  
(Residential)  
**Land Size:** 407 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median House Price**  
Year ending June 2025: \$2,155,000

Comparable Properties



10 Lambert Gr ST KILDA EAST 3183 (REI)

3 1 -

**Price:** \$1,305,000  
**Method:** Private Sale  
**Date:** 16/06/2025  
**Property Type:** House  
**Land Size:** 218 sqm approx

**Agent Comments**  
Inferior land size. Similar position.



39 Williams Rd WINDSOR 3181 (REI/VG)

3 1 1

**Price:** \$1,278,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 257 sqm approx

**Agent Comments**  
Inferior location, main road position.



66 Alexandra St ST KILDA EAST 3183 (VG)

2 - -

**Price:** \$1,270,000  
**Method:** Sale  
**Date:** 23/02/2025  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 276 sqm approx

**Agent Comments**  
Similar location and condition.