## 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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,200,000		&		\$1,320,000				
Median sale price									
Median price	\$2,155,000	Pro	Property Type		House		Suburb	Caulfield North	
Period - From	01/07/2024	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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.

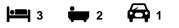
This Statement of Information was prepared on:

22/07/2025 09:37



# Thomson:





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

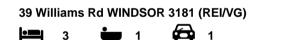
## **Comparable Properties**



B

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

3



10 Lambert Gr ST KILDA EAST 3183 (REI)

Agent Comments

Agent Comments

Inferior land size. Similar position.

Inferior location, main road position.

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

66 Alexandra St ST KILDA EAST 3183 (VG) 2

Agent Comments

Similar location and condition.

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

### Account - Thomson | P: 03 95098244 | F: 95009693



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