## 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	72 Almond Street, Caulfield South Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price \$1,770,000	Property Type Hous	se	Suburb Caulfield South
Period - From 01/01/2025	to 31/03/2025	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

Address of comparable property		Price	Date of sale
1	33a Bealiba Rd CAULFIELD SOUTH 3162	\$1,133,000	15/06/2025
2	2 Jenkins St CAULFIELD SOUTH 3162	\$1,125,000	01/06/2025
3	482 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,125,000	25/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/07/2025 13:11









**Property Type:** House - Semi-detached

Land Size: 309 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2025: \$1,770,000

## Comparable Properties



33a Bealiba Rd CAULFIELD SOUTH 3162 (REI)

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**3** 1

**Price:** \$1,133,000 **Method:** Auction Sale **Date:** 15/06/2025

Property Type: Townhouse (Res)

**Agent Comments** 



2 Jenkins St CAULFIELD SOUTH 3162 (REI)

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2







**Agent Comments** 

**Price:** \$1,125,000 **Method:** Auction Sale **Date:** 01/06/2025

Property Type: House (Res)



482 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

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Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

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Price: \$1,125,000 Method: Auction Sale Date: 25/05/2025 Property Type: House Land Size: 409 sqm approx



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**Agent Comments** 





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