

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

8/56 KOOYONG ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

6/35 KOOYONG ROAD CAULFIELD NORTH VIC 3161	\$671,500	28-Feb-25
2/618 INKERMAN ROAD CAULFIELD NORTH VIC 3161	\$602,500	10-Apr-25
5/4 BELLA VISTA ROAD CAULFIELD NORTH VIC 3161	\$696,000	25-May-25

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 6 months.~~

This Statement of Information was prepared on: 10 July 2025

CRAIG PATTERSON

Craig Patterson

P 0393477677

M 0407315620

E craig.patterson@agentsplus.au



**6/35 KOOYONG ROAD CAULFIELD
NORTH VIC 3161**

Sold Price **\$671,500** Sold Date **28-Feb-25**

2 1 1

Distance **0.13km**

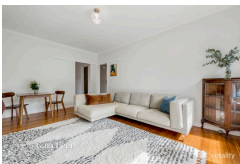


**2/618 INKERMANN ROAD
CAULFIELD NORTH VIC 3161**

Sold Price **\$602,500** Sold Date **10-Apr-25**

2 1 1

Distance **0.23km**



**5/4 BELLA VISTA ROAD
CAULFIELD NORTH VIC 3161**

Sold Price **\$696,000** Sold Date **25-May-25**

2 1 1

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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