

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

7/687 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$485,000

&

\$533,500

Median sale price

Median price

\$756,500

Property Type

Unit

Suburb

Caulfield

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	22/1083 Glen Huntly Rd GLEN HUNTLY 3163	\$525,000	29/05/2025
2	19/1-3 Carre St ELSTERNWICK 3185	\$520,000	08/05/2025
3	103/288 Hawthorn Rd CAULFIELD 3162	\$518,500	01/05/2025

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:

25/07/2025 16:59



2 1 1

Property Type: Apartment

Indicative Selling Price

\$485,000 - \$533,500

Median Unit Price

Year ending June 2025: \$756,500

Comparable Properties



22/1083 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$525,000

Method: Private Sale

Date: 29/05/2025

Property Type: Apartment



19/1-3 Carre St ELSTERNWICK 3185 (REI)

[Agent Comments](#)

2 1 1

Price: \$520,000

Method: Sold Before Auction

Date: 08/05/2025

Property Type: Apartment



103/288 Hawthorn Rd CAULFIELD 3162 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$518,500

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment

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