### 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	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$485,000		&		\$533,500			
Median sale p	rice							
Median price	\$756,500	Pro	operty Type	Unit			Suburb	Caulfield
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.

Ade	dress 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



# **JellisCraig**

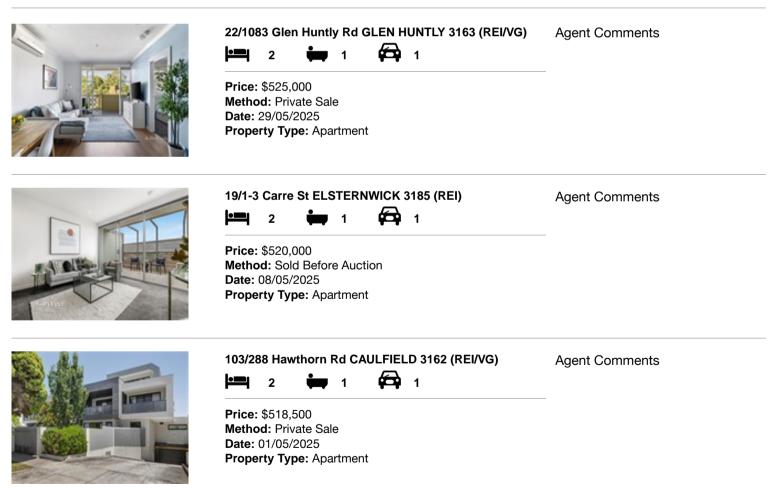




Property Type: Apartment

Indicative Selling Price \$485,000 - \$533,500 Median Unit Price Year ending June 2025: \$756,500

## **Comparable Properties**



#### Account - Jellis Craig | P: 03 9194 1200



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