

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

907 GLEN HUNTLY ROAD CAULFIELD VIC 3162

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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Caulfield

Period-from

01 Jun 2024

to

31 May 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

485 HAWTHORN ROAD CAULFIELD SOUTH VIC 3162	\$1,035,000	02-Mar-25
4D OAKLEIGH ROAD ORMOND VIC 3204	\$1,006,000	08-Feb-25
734 INKERMAN ROAD CAULFIELD NORTH VIC 3161	\$1,000,000	15-Feb-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: 21 June 2025

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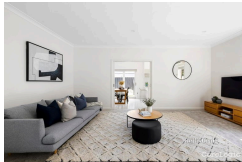


**485 HAWTHORN ROAD
CAULFIELD SOUTH VIC 3162**

2 1 -

Sold Price **\$1,035,000** Sold Date **02-Mar-25**

Distance **1.08km**



**4D OAKLEIGH ROAD ORMOND VIC
3204**

2 1 2

Sold Price **\$1,006,000** Sold Date **08-Feb-25**

Distance **1.8km**



**734 INKERMANN ROAD CAULFIELD
NORTH VIC 3161**

2 3 -

Sold Price **\$1,000,000** Sold Date **15-Feb-25**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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