

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

G03/268 Hawthorn Road, Caulfield Vic 3162

Indicative selling price

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

Single price

\$749,000

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	305/523 Dandenong Rd ARMADALE 3143	\$740,000	16/06/2025
2	10/10 Parkside St ELSTERNWICK 3185	\$760,000	29/05/2025
3	6/4 Bella Vista Rd CAULFIELD NORTH 3161	\$740,000	25/05/2025

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:

08/07/2025 08:33



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$749,000

Median Unit Price

Year ending June 2025: \$756,500

Comparable Properties



305/523 Dandenong Rd ARMADALE 3143 (REI)

Agent Comments

 2  2  2

Price: \$740,000

Method: Private Sale

Date: 16/06/2025

Property Type: Apartment



10/10 Parkside St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  1  1

Price: \$760,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: Apartment



6/4 Bella Vista Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$740,000

Method: Private Sale

Date: 25/05/2025

Property Type: Apartment

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