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	258 Alma Road, Caulfield North Vic 3161

Indicative selling price

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

Single price $1,509,000

Median sale price

Median price $2,465,000 Property Type House Suburb Caulfield North

Period - From 01/07/2023 to 30/06/2024 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	19 Holland Gr CAULFIELD NORTH 3161	$1,606,000	15/05/2024
2	13 Stanhope St ARMADALE 3143	$1,670,000	22/04/2024
3	22 Godfrey Av ST KILDA EAST 3183	$1,555,000	23/03/2024

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: 12/08/2024 09:31

258 Alma Road, Caulfield North Vic 3161



2 1 0

Property Type: House
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$1,509,000
Median House Price
Year ending June 2024: $2,465,000

Comparable Properties



19 Holland Gr CAULFIELD NORTH 3161 (REI/VG)

2 1 -

Price: $1,606,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: House (Res)
Land Size: 246 sqm approx

Agent Comments



13 Stanhope St ARMADALE 3143 (REI/VG)

2 1 -

Price: $1,670,000
Method: Sold Before Auction
Date: 22/04/2024
Property Type: House (Res)
Land Size: 241 sqm approx

Agent Comments



22 Godfrey Av ST KILDA EAST 3183 (REI/VG)

3 1 -

Price: $1,555,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 213 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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