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	3/61 Eskdale Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $270,000 & $297,000

Median sale price

Median price $600,000 Property Type Unit Suburb Caulfield North

Period - From 14/02/2024 to 13/02/2025 Source Property Data

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	20/2a Bates St MALVERN EAST 3145	$290,000	10/01/2025
2	115/839 Dandenong Rd MALVERN EAST 3145	$290,000	14/10/2024
3	22/2a Bates St MALVERN EAST 3145	$270,000	21/08/2024

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: 14/02/2025 13:44

3/61 Eskdale Road, Caulfield North Vic 3161



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$270,000 - $297,000
Median Unit Price
14/02/2024 - 13/02/2025: $600,000

Comparable Properties



20/2a Bates St MALVERN EAST 3145 (REI)

1 1 1

Price: $290,000
Method: Private Sale
Date: 10/01/2025
Property Type: Apartment

Agent Comments



115/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

1 1 1

Price: $290,000
Method: Private Sale
Date: 14/10/2024
Property Type: Apartment

Agent Comments



22/2a Bates St MALVERN EAST 3145 (REI/VG)

1 1 1

Price: $270,000
Method: Auction Sale
Date: 21/08/2024
Property Type: Apartment

Agent Comments

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

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