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<br>Including suburb and postcode | 17 Hawthorn Road, Caulfield North Vic 3161 |

## Indicative selling price

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

Range between $2,500,000 & $2,750,000

## Median sale price

Median price $1,954,000 Property Type House Suburb Caulfield North

Period - From 01/10/2025 to 31/12/2025 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 | 449 Glen Eira Rd CAULFIELD NORTH 3161 | $2,805,000 | 07/12/2025 |
| 2 | 388 Alma Rd CAULFIELD NORTH 3161 | $2,640,000 | 16/11/2025 |
| 3 | 20a Kooyong Rd CAULFIELD NORTH 3161 | $2,660,000 | 12/10/2025 |

**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: 03/02/2026 23:07

# 17 Hawthorn Road, Caulfield North Vic 3161



4-5 3 3

**Property Type:** House
**Land Size:** 975 sqm approx

Agent Comments

**Indicative Selling Price**
$2,500,000 - $2,750,000
**Median House Price**
December quarter 2025: $1,954,000

## Comparable Properties



**449 Glen Eira Rd CAULFIELD NORTH 3161 (REI)**

5 3 3

**Price:** $2,805,000
**Method:** Auction Sale
**Date:** 07/12/2025
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments



**388 Alma Rd CAULFIELD NORTH 3161 (REI/VG)**

4 2 2

**Price:** $2,640,000
**Method:** Auction Sale
**Date:** 16/11/2025
**Property Type:** House (Res)
**Land Size:** 585 sqm approx

Agent Comments



**20a Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

4 2 2

**Price:** $2,660,000
**Method:** Auction Sale
**Date:** 12/10/2025
**Property Type:** House (Res)
**Land Size:** 613 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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