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	10/62 Halstead Street, Caulfield North Vic 3161

Indicative selling price

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

Range between $290,000 & $319,000

Median sale price

Median price $702,500 Property Type Unit 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	53/167 Hawthorn Rd CAULFIELD NORTH 3161	$300,000	07/01/2026
2	10/6 Tattenham St CAULFIELD EAST 3145	$312,000	20/11/2025
3	2/41 Northcote Av CAULFIELD NORTH 3161	$272,000	17/10/2025

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: 17/02/2026 13:36

10/62 Halstead Street, Caulfield North Vic 3161

JellisCraig

Alex Grigoriadis
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1 1 1

Property Type: Apartment

Indicative Selling Price
$290,000 - $319,000
Median Unit Price
December quarter 2025: $702,500

Comparable Properties



53/167 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

1 1 1

Agent Comments

Price: $300,000
Method: Private Sale
Date: 07/01/2026
Property Type: Unit



10/6 Tattenham St CAULFIELD EAST 3145 (REI/VG)

1 1 1

Agent Comments

Price: $312,000
Method: Auction Sale
Date: 20/11/2025
Property Type: Apartment



2/41 Northcote Av CAULFIELD NORTH 3161 (REI/VG)

1 1 1

Agent Comments

Price: $272,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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