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	25 Kambea Grove, Caulfield North Vic 3161

Indicative selling price

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

Single price $2,395,000

Median sale price

Median price $2,652,500 Property Type House Suburb Caulfield North

Period - From 01/04/2022 to 30/06/2022 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	208 Kooyong Rd CAULFIELD NORTH 3161	$2,580,000	27/03/2022
2	13 Sidwell Av ST KILDA EAST 3183	$2,405,000	29/05/2022
3			

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: 08/08/2022 12:16

25 Kambea Grove, Caulfield North Vic 3161



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Property Type:
Agent Comments

Indicative Selling Price
$2,395,000
Median House Price
June quarter 2022: $2,652,500

Comparable Properties



208 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

4 2 4

Agent Comments

Price: $2,580,000
Method: Auction Sale
Date: 27/03/2022
Property Type: House (Res)
Land Size: 702 sqm approx



13 Sidwell Av ST KILDA EAST 3183 (VG)

3 - -

Agent Comments

Price: $2,405,000
Method: Sale
Date: 29/05/2022
Property Type: House (Res)
Land Size: 753 sqm approx

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.

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

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