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 | 3/61 Eskdale Road, Caulfield North Vic 3161 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $340,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $650,000 | Property Type | Unit | Suburb | Caulfield North |
| Period - From | 01/07/2025 | to | 30/06/2026 | 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 | 4/115 Eskdale Rd CAULFIELD NORTH 3161 | $310,000 | 12/03/2026 |
| 2 | 10/62 Halstead St CAULFIELD NORTH 3161 | $303,500 | 28/02/2026 |
| 3 | 20/214 Kambrook Rd CAULFIELD 3162 | $310,000 | 09/02/2026 |

**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: 28/04/2026 14:22

# 3/61 Eskdale Road, Caulfield North Vic 3161



1 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$340,000
**Median Unit Price**
Year ending June 2026: $650,000

## Comparable Properties



**4/115 Eskdale Rd CAULFIELD NORTH 3161 (REI/VG)**

1 1 1

**Price:** $310,000
**Method:** Private Sale
**Date:** 12/03/2026
**Property Type:** Apartment

Agent Comments



**10/62 Halstead St CAULFIELD NORTH 3161 (REI/VG)**

1 1 1

**Price:** $303,500
**Method:** Private Sale
**Date:** 28/02/2026
**Property Type:** Apartment

Agent Comments

**20/214 Kambrook Rd CAULFIELD 3162 (VG)**

1 - -

**Price:** $310,000
**Method:** Sale
**Date:** 09/02/2026
**Property Type:** Strata Unit/Flat

Agent Comments

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

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