Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 07/10/2026

Property offered for sale

Address
Including suburb and postcode: 33 Cromwell Street, Caulfield North Vic 3161

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	218	283

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $1,800,000 or Range between &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $1,800,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $2,115,000 Property type House Suburb Caulfield North

Period: from 07/10/2025 to 06/10/2026 Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	87b Kambrook Rd CAULFIELD NORTH 3161		
Sale price	$1,715,000	Date of sale	14/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	3	2	N/A	N/A

Comparable property 2

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There have been limited sales of properties of a sufficiently comparable nature in Caulfield North within the past six months. The current market has seen relatively few transactions of similar scale, landholding and accommodation, limiting the availability of directly comparable evidence. While the available sales have been considered, there are insufficient recent transactions with closely aligned characteristics to provide three meaningful comparable sales.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $1,790,000 Unconditional sale date 29/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=4d6d43849795f0fc0aa4ae523072afad

33 Cromwell Street, Caulfield North Vic 3161

KAY & BURTON



4 2 2

Property Type: House
Land Size: 283 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
07/10/2025 - 06/10/2026: $2,115,000

Comparable Properties



87b Kambrook Rd CAULFIELD NORTH 3161 (REI)

4 3 2

Price: $1,715,000
Method: Auction Sale
Date: 14/06/2026
Property Type: Townhouse (Res)

Agent Comments

There have been limited sales of properties of a sufficiently comparable nature in Caulfield North within the past six months. The current market has seen relatively few transactions of similar scale, landholding and accommodation, limiting the availability of directly comparable evidence. While the available sales have been considered, there are insufficient recent transactions with closely aligned characteristics to provide three meaningful comparable sales.

Account - Kay & Burton (Flinders) | P: 03 5989 1000 | F: 03 5989 0171

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