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 Narrawong Road, Caulfield South Vic 3162

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,852,500 Property Type House Suburb Caulfield South

Period - From 01/01/2023 to 31/03/2023 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	58 Briggs St CAULFIELD 3162	$1,577,000	18/12/2022
2	11 Alfada St CAULFIELD SOUTH 3162	$1,575,000	03/12/2022
3	26a Spring Rd CAULFIELD SOUTH 3162	$1,420,000	07/05/2023

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: 11/05/2023 09:32

10 Narrawong Road, Caulfield South Vic 3162

James Burne
9520 9020
0434 288 066
jburne@bigginscott.com.au



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 479 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
March quarter 2023: $1,852,500

Comparable Properties



58 Briggs St CAULFIELD 3162 (REI/VG)

3 2 2

Price: $1,577,000
Method: Auction Sale
Date: 18/12/2022
Property Type: House (Res)
Land Size: 313 sqm approx

Agent Comments



11 Alfada St CAULFIELD SOUTH 3162 (REI/VG)

3 1 2

Price: $1,575,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)

Agent Comments



26a Spring Rd CAULFIELD SOUTH 3162 (REI)

3 2 2

Price: $1,420,000
Method: Auction Sale
Date: 07/05/2023
Property Type: House (Res)
Land Size: 420 sqm approx

Agent Comments

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