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	334 Kooyong Road, Caulfield South Vic 3162

Indicative selling price

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

Single price $3,250,000

Median sale price

Median price $1,721,750 Property Type House Suburb Caulfield South

Period - From 01/10/2023 to 31/12/2023 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	41 Hoddle St ELSTERNWICK 3185	$3,310,000	06/11/2023
2	42 Trevelyan St ELSTERNWICK 3185	$3,030,000	18/11/2023
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: 16/03/2024 17:17

334 Kooyong Road, Caulfield South Vic 3162



5 2 3

Property Type: House
Land Size: 845 sqm approx

Agent Comments

Indicative Selling Price
$3,250,000
Median House Price
December quarter 2023: $1,721,750

Comparable Properties



41 Hoddle St ELSTERNWICK 3185 (REI/VG)

5 3 2

Price: $3,310,000
Method: Sold Before Auction
Date: 06/11/2023
Property Type: House (Res)
Land Size: 625 sqm approx

Agent Comments



42 Trevelyan St ELSTERNWICK 3185 (REI)

4 2 2

Price: $3,030,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)

Agent Comments

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 - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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