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	1/496 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $670,000 & $690,000

Median sale price

Median price $749,500 Property Type Unit Suburb Caulfield North

Period - From 01/04/2024 to 30/06/2024 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	1/7-9 Irving Av PRAHRAN 3181	$673,500	05/08/2024
2	1/10 Wilgah St ST KILDA EAST 3183	$689,000	28/07/2024
3	5/6 Lansdowne Rd ST KILDA EAST 3183	$690,000	01/07/2024

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: 29/08/2024 08:33

1/496 Dandenong Road, Caulfield North Vic 3161



2 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 1092 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $690,000
Median Unit Price
June quarter 2024: $749,500

Comparable Properties



1/7-9 Irving Av PRAHRAN 3181 (REI)

2 1 1

Price: $673,500
Method: Sold Before Auction
Date: 05/08/2024
Property Type: Apartment

Agent Comments



1/10 Wilgah St ST KILDA EAST 3183 (REI)

2 1 1

Price: $689,000
Method: Auction Sale
Date: 28/07/2024
Property Type: Apartment

Agent Comments



5/6 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

2 1 2

Price: $690,000
Method: Sold Before Auction
Date: 01/07/2024
Property Type: Unit

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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