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	101 Kambrook Road, Caulfield North Vic 3161

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 $1,689,500 Property Type House Suburb Caulfield North

Period - From 01/10/2024 to 31/12/2024 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	143 Hawthorn Rd CAULFIELD NORTH 3161	$1,675,000	10/10/2024
2			
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: 21/01/2025 12:43

101 Kambrook Road, Caulfield North Vic 3161



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
December quarter 2024: $1,689,500

Comparable Properties



143 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $1,675,000
Method: Private Sale
Date: 10/10/2024
Property Type: House (Res)
Land Size: 649 sqm approx

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 - Jellis Craig | P: 03 9864 5000

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