Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/40-42 Briggs Street, Caulfield

Indicative selling price

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

Single price	$	or range between	$780,000	&	$850,000

Median sale price

Median price	818,500	Property type	Unit	Suburb	Caulfield
Period - From	01/01/2024	to	31/12/2024	Source	REIV

Comparable property sales

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 3/25 Eumeralla Rd, Caulfield South	$811,000	25/02/2025
2 2/17 Pine St, Caulfield	$800,000	28/10/2024
3 1/37 Northcote Ave, Caulfield North	$814,000	17/11/2024

This Statement of Information was prepared on: 5/03/2025