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	3/34 Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $671,500 Property Type Unit Suburb Caulfield North

Period - From 01/04/2024 to 31/03/2025 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	4/11 Kooyong Rd CAULFIELD NORTH 3161	$645,000	05/04/2025
2	3/750 Inkerman Rd CAULFIELD NORTH 3161	$710,000	15/03/2025
3	8/5 Derby Cr CAULFIELD EAST 3145	$660,000	19/12/2024

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: 22/04/2025 16:27

3/34 Northcote Avenue, Caulfield North Vic 3161

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2 1 1

Property Type: Unit

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending March 2025: $671,500

Comparable Properties



4/11 Kooyong Rd CAULFIELD NORTH 3161 (REI)

2 1 1

Price: $645,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: Unit

Agent Comments



3/750 Inkerman Rd CAULFIELD NORTH 3161 (REI)

2 1 2

Price: $710,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit

Agent Comments



8/5 Derby Cr CAULFIELD EAST 3145 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit

Agent Comments

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