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: 6/16 Payne Street, Caulfield North Vic 3161

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price*

Median price | Property Type | Suburb: Caulfield North

Period - From | to | Source

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	12/40 Northcote Av CAULFIELD NORTH 3161	$540,000	16/01/2025
2	7/40 Northcote Av CAULFIELD NORTH 3161	$525,000	10/12/2024
3	6/10 Crotonhurst Av CAULFIELD NORTH 3161	$550,000	28/10/2024

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 16:26

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

6/16 Payne Street, Caulfield North Vic 3161



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
No median price available

Comparable Properties



12/40 Northcote Av CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Agent Comments

Price: $540,000
Method: Private Sale
Date: 16/01/2025
Property Type: Apartment



7/40 Northcote Av CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Agent Comments

Price: $525,000
Method: Private Sale
Date: 10/12/2024
Property Type: Apartment



6/10 Crotonhurst Av CAULFIELD NORTH 3161 (VG)

2 - -

Agent Comments

Price: $550,000
Method: Sale
Date: 28/10/2024
Property Type: Strata Unit/Flat

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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