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	5/15-17 Bundeera Road, Caulfield South Vic 3162

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $980,000 Property Type Unit Suburb Caulfield South

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	5/573 Glen Huntly Rd ELSTERNWICK 3185	$752,220	31/01/2025
2	2/4 Hinton Rd GLEN HUNTLY 3163	$719,000	09/11/2024
3	15/125 Kambrook Rd CAULFIELD NORTH 3161	$700,000	29/10/2024

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: 23/04/2025 11:31

5/15-17 Bundeera Road, Caulfield South Vic 3162

Anthony Sansalone
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2 1 2

Property Type: Strata Unit/Flat

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending March 2025: $980,000

Comparable Properties



5/573 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

2 1 1

Price: $752,220
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment

Agent Comments



2/4 Hinton Rd GLEN HUNTLY 3163 (REI/VG)

2 2 1

Price: $719,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)

Agent Comments



15/125 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

2 2 2

Price: $700,000
Method: Private Sale
Date: 29/10/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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