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	5/28 Eumeralla Road, Caulfield South VIC 3162

Indicative selling price

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

Range between $250,000 & $270,000

Median sale price

Median price $1,180,000 Property Type Unit Suburb Caulfield South

Period - From 08/11/2024 to 07/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18/28 Eumeralla Road Caulfield South VIC 3162	$280,000	28/11/2024
9/19 Ash Grove Caulfield VIC 3162	$287,000	17/03/2025
9/1 Newman Avenue Carnegie VIC 3163	$290,000	21/03/2025

This Statement of Information was prepared on: 08/05/2025