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	20/28 Eumeralla Road, Caulfield South Vic 3162

Indicative selling price

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

Single price $280,000

Median sale price

Median price $800,000 Property Type Unit Suburb Caulfield South

Period - From 26/06/2024 to 25/06/2025 Source Property Data

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	10/123 Grange Rd GLEN HUNTLY 3163	$285,000	02/06/2025
2	5/28 Eumeralla Rd CAULFIELD SOUTH 3162	$282,000	15/05/2025
3	15/212 Kambrook Rd CAULFIELD 3162	$288,000	08/05/2025

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: 26/06/2025 12:16

20/28 Eumeralla Road, Caulfield South Vic 3162



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$280,000
Median Unit Price
26/06/2024 - 25/06/2025: $800,000

Comparable Properties



10/123 Grange Rd GLEN HUNTLY 3163 (REI)

1 1 2

Price: $285,000
Method: Private Sale
Date: 02/06/2025
Property Type: Unit

Agent Comments



5/28 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

1 1 1

Price: $282,000
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment

Agent Comments



15/212 Kambrook Rd CAULFIELD 3162 (REI)

1 1 1

Price: $288,000
Method: Sold Before Auction
Date: 08/05/2025
Property Type: Apartment

Agent Comments

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

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