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	7/687 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Single price $495,000

Median sale price

Median price $870,000 Property Type Unit Suburb Caulfield

Period - From 01/04/2025 to 30/06/2025 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	103/288 Hawthorn Rd CAULFIELD 3162	$518,500	01/05/2025
2	5/156 Bambra Rd CAULFIELD 3162	$490,000	28/04/2025
3	101/365 Hawthorn Rd CAULFIELD SOUTH 3162	$490,000	11/03/2025

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: 20/08/2025 09:37

7/687 Glen Huntly Road, Caulfield Vic 3162

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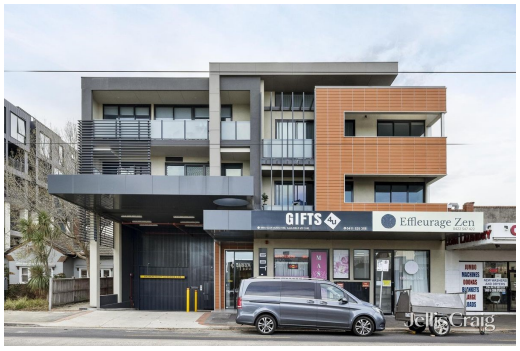

2 1 1

Property Type: Apartment

Indicative Selling Price
$495,000
Median Unit Price
June quarter 2025: $870,000

Comparable Properties



103/288 Hawthorn Rd CAULFIELD 3162 (REI/VG)

2 1 1

Price: $518,500
Method: Private Sale
Date: 01/05/2025
Property Type: Apartment

Agent Comments

5/156 Bambra Rd CAULFIELD 3162 (VG)

2 - -

Price: $490,000
Method: Sale
Date: 28/04/2025
Property Type: Strata Unit/Flat

Agent Comments



101/365 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE
propertydata.com.au

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