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	44a Northcote Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,620,000 & $1,780,000

Median sale price

Median price $1,965,000 Property Type House Suburb Caulfield North

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	3a Ellington St CAULFIELD SOUTH 3162	$1,643,000	06/09/2025
2	38a Leslie St ELSTERNWICK 3185	$1,675,000	20/08/2025
3	44 Northcote Av CAULFIELD NORTH 3161	$1,756,000	10/08/2025

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: 11/09/2025 11:11