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	401/2 Caulfield Boulevard, Caulfield North Vic 3161

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $665,500 Property Type Unit Suburb Caulfield North

Period - From 01/07/2024 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	103/1094 Glen Huntly Rd GLEN HUNTLY 3163	$405,000	04/09/2025
2	405/2 Caulfield Blvd CAULFIELD NORTH 3161	$400,000	22/05/2025
3	611/2 Caulfield Blvd CAULFIELD NORTH 3161	$410,000	03/04/2025

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: 09/09/2025 12:59

401/2 Caulfield Boulevard, Caulfield North Vic 3161

JellisCraig

Jack Liu
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0420 222 639
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1 1 1

Property Type: Apartment

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
Year ending June 2025: $665,500

Comparable Properties

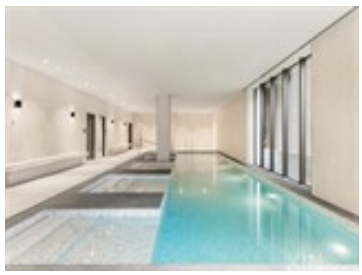


103/1094 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

1 1 1

Price: $405,000
Method: Auction Sale
Date: 04/09/2025
Property Type: Apartment

Agent Comments



405/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment

Agent Comments



611/2 Caulfield Blvd CAULFIELD NORTH 3161 (VG)

1 - -

Price: $410,000
Method: Sale
Date: 03/04/2025
Property Type: Strata Unit/Flat

Agent Comments

REIV THE DIFFERENCE

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