

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 1/171 Sycamore Street, Caulfield South 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,000,000 & \$1,100,000

## Median sale price

Median price \$1,721,750 Property type Townhouse Suburb Caulfield South

Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales

**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
4/465 Kooyong Road Elsternwick 3185	\$1,150,000	19/11/2023
1/13 Ludbrook Avenue Caulfield South 3162	\$1,026,000	24/02/2024
2/29 Sussex Road Caulfield South 3161	\$1,020,000	12/12/2023

This Statement of Information was prepared on: 14/03/2024