
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1/93 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,350,000 Property type Townhouse Suburb Caulfield North

Period - From 15/08/2022 to 14/08/2023 Source REIV

Comparable property sales

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
1/369 Glen Eira Rd CAULFIELD NORTH 3161	\$1,387,500	06/08/2023
64b Kambrook Rd CAULFIELD NORTH 3161	\$1,240,000	12/08/2023
2/23 Manchester Gr GLEN HUNTLY 3163	\$1,130,000	10/06/2023

This Statement of Information was prepared on: 16/08/2023