

# 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 2/1 Newlyn St, Caulfield

## 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 \$1,250,000 & \$1,350,000

## Median sale price

Median price \$1,210,000 Property type Unit Suburb Caulfield  
Period - From 1/10/2023 to 31/12/2023 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
2/21 Octavius Av CAULFIELD NORTH 3161 VIC	\$1,260,000	19/11/2023
2/47 Northcote Av CAULFIELD NORTH 3161 VIC	\$1,325,000	05/11/2023
2/32 Leopold St CAULFIELD SOUTH 3162 VIC	\$1,301,000	21/10/2023

This Statement of Information was prepared on: 24/1/2024