

# 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 22 Eskdale Rd, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

## Median sale price

Median price \$2,340,000 Property type House Suburb Caulfield North

Period - From 01/01/2023 to 31/03/2023 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
14 Powderham Rd CAULFIELD NORTH 3161	\$2,470,000	23/03/2023
307 Orrong Rd ST KILDA EAST 3183	\$2,000,000	05/03/2023

**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: 26/06/2023