

# 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 24 Kelburn Street, 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) (\*Delete single price or range as applicable)

\$ or range between \$2,000,000 & \$2,200,000

## Median sale price

Median price \$2,140,000 Property type House Suburb Caulfield North  
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
1. 533 Inkerman Rd, CAULFIELD NORTH 3161	\$2,210,000	26/11/2023
2. 24 Ercildoune St CAULFIELD NORTH 3161	\$2,050,000	22/10/2023
3. 1 Montague Av ST KILDA EAST 3183	\$2,040,000	29/10/2023

This Statement of Information was prepared on: 07/02/2024