

# 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 26 Ercildoune St, 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 \$1,500,000 & \$1,650,000

## Median sale price

Median price \$2,662,500 Property type House Suburb Caulfield North

Period - From 01/04/2023 to 30/06/2023 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
12 Lucan St CAULFIELD NORTH 3161	\$1,601,000	10/19/2023
26 Ercildoune St CAULFIELD NORTH 3161	\$2,000,000	13/08/2023
37 Wilgah St ST KILDA EAST 3183	\$1,710,000	13/08/2023

This Statement of Information was prepared on: 02/10/2023