

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 28 Fitzgibbon Crescent, Caulfield North Vic 3161

Indicative selling price

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

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 (*Delete A or B below as applicable)

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	405 Glen Eira Rd CAULFIELD NORTH 3161	\$2,300,000	29/10/2023
2	24 Ercildoune St CAULFIELD NORTH 3161	\$2,050,000	22/10/2023
3	12 Loch Av ST KILDA EAST 3183	\$1,985,000	22/10/2023

OR

~~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: 21/02/2024 14:49



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Property Type: House (Previously Occupied - Detached)
Land Size: 571 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2023: \$2,140,000

Comparable Properties

405 Glen Eira Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 3

Price: \$2,300,000
Method: Auction Sale
Date: 29/10/2023
Property Type: House (Res)
Land Size: 884 sqm approx



24 Ercildoune St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$2,050,000
Method: Auction Sale
Date: 22/10/2023
Property Type: House (Res)



12 Loch Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 2

Price: \$1,985,000
Method: Auction Sale
Date: 22/10/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Marshall White | P: 03 9822 9999