

# 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 3/3 Halstead 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)

Range between \$550,000 & \$605,000

## Median sale price

Median price \$628,500 Property type Unit Suburb Caulfield North

Period - From 01/01/2024 to 31/03/2024 Source REIV

## Comparable property sales

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. 7/540 Glen Huntly Rd ELSTERNWICK 3185	\$580,000	13/06/2024
2. 2/9 Wanda Rd CAULFIELD NORTH 3161	\$575,000	14/05/2024
3. 18/1 Whitehall Ct CAULFIELD NORTH 3161	\$567,000	06/05/2024

This Statement of Information was prepared on: 20/06/2024