

# 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 56 Eskdale Road, 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)

Range between \$1,700,000 & \$1,870,000

## Median sale price

Median price \$2,280,000 Property type House Suburb Caulfield North

Period - From 13/05/2023 to 12/05/2024 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. 566 Inkerman Rd CAULFIELD NORTH 3161	\$1,860,000	24/03/2024
2. 10 Grace St MALVERN 3144	\$1,735,000	28/02/2024
3. 25 Arthur St CAULFIELD NORTH 3161	\$1,700,000	08/03/2024

This Statement of Information was prepared on: 13/05/2024