

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

77 Orrong Crescent, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$2,850,000

&

\$3,080,000

Median sale price

Median price

\$2,480,000

Property Type

House

Suburb

Caulfield North

Period - From

01/01/2023

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	36 Eskdale Rd CAULFIELD NORTH 3161	\$3,250,000	24/03/2024
2	56 Orrong Cr CAULFIELD NORTH 3161	\$2,800,000	25/02/2024
3			

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:

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 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,850,000 - \$3,080,000

Median House Price

Year ending December 2023: \$2,480,000

Comparable Properties



36 Eskdale Rd CAULFIELD NORTH 3161 (REI) Agent Comments

 4  3  2

Price: \$3,250,000

Method: Auction Sale

Date: 24/03/2024

Property Type: House (Res)

Land Size: 715 sqm approx



56 Orrong Cr CAULFIELD NORTH 3161 (REI) Agent Comments

 4  2  2

Price: \$2,800,000

Method: Auction Sale

Date: 25/02/2024

Property Type: House (Res)

Land Size: 514 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699



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