

# 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 G09/157 Balaclava 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)

Single price \$ or range between \$700,000 & \$770,000

## Median sale price

Median price \$643,000 Property type Apartment Suburb Caulfield North

Period - From 1 July 2023 to 30 Sept 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
13/26 Hughenden Street, St Kilda East, VIC, 3183	\$755,000	29 October 2023
412/138 Glen Eira Road, Elsternwick, VIC, 3184	\$720,000	10 October 2023
10/9 Kooyong Road, Caulfield North	\$730,000	30 August 2023

This Statement of Information was prepared on: 2 November 2023