

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

2/333-335 North Road, Caulfield South VIC 3162

Indicative selling price

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

Range between

\$450,000

&

\$485,000

Median sale price

Median price

\$1,100,000

Property Type

Unit

Suburb

Caulfield South

Period - From

06/04/2025

to

04/10/2025

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/687 Glen Huntly Road Caulfield VIC 3162	\$482,500	18/09/2025
302/437 North Road Ormond VIC 3204	\$460,000	03/05/2025
8/27 Royal Avenue Glen Huntly VIC 3163	\$465,000	21/09/2025

This Statement of Information was prepared on:

06/10/2025