

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 61 Normanby Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,954,000 Property Type House Suburb Caulfield North

Period - From 01/10/2025 to 31/12/2025 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	5 Mitchell Rd CAULFIELD NORTH 3161	\$1,311,000	23/11/2025
2	107 Kambrook Rd CAULFIELD NORTH 3161	\$1,320,000	22/11/2025
3	57 Fitzgibbon Cr CAULFIELD NORTH 3161	\$1,255,000	09/11/2025

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: 02/03/2026 12:16

61 Normanby Road, Caulfield North Vic 3161



2 1 1

Property Type: House
Land Size: 217 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2025: \$1,954,000

Comparable Properties



5 Mitchell Rd CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,311,000
Method: Auction Sale
Date: 23/11/2025
Property Type: House (Res)



107 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,320,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House
Land Size: 424 sqm approx



57 Fitzgibbon Cr CAULFIELD NORTH 3161 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$1,255,000
Method: Auction Sale
Date: 09/11/2025
Property Type: House (Res)
Land Size: 299 sqm approx

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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