

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

15/1 WHITEHALL COURT CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

112/356 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$350,000	06-Nov-24
16/15 CARDIGAN STREET ST KILDA EAST VIC 3183	\$325,000	04-Apr-25
23/603 HIGH STREET PRAHRAN VIC 3181	\$325,000	07-Mar-25

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 6 months.

This Statement of Information was prepared on: 11 April 2025



**112/356 ORRONG ROAD
CAULFIELD NORTH VIC 3161**

 1  1  1

Sold Price **\$350,000** Sold Date **06-Nov-24**

Distance **0.35km**



**16/15 CARDIGAN STREET ST KILDA
EAST VIC 3183**

 1  1  1

Sold Price ^{RS} **\$325,000** Sold Date **04-Apr-25**

Distance **0.78km**



**23/603 HIGH STREET PRAHRAN
VIC 3181**

 1  1  1

Sold Price **\$325,000** Sold Date **07-Mar-25**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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