

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

1/10 Crotonhurst Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$495,000 & \$530,000

Median sale price

Median price \$633,500 Property Type Unit Suburb Caulfield North

Period - From 02/09/2024 to 01/09/2025 Source Property Data

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	8/9 Wyuna Rd CAULFIELD NORTH 3161	\$550,000	20/06/2025
2	613/1 Village Mews CAULFIELD NORTH 3161	\$540,000	03/05/2025
3	6/11 Crotonhurst Av CAULFIELD NORTH 3161	\$520,000	27/03/2025

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:

02/09/2025 14:12



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$530,000

Median Unit Price

02/09/2024 - 01/09/2025: \$633,500

Comparable Properties



8/9 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment

613/1 Village Mews CAULFIELD NORTH 3161 (VG)

Agent Comments

 2  -  -

Price: \$540,000

Method: Sale

Date: 03/05/2025

Property Type: Strata Unit/Flat



6/11 Crotonhurst Av CAULFIELD NORTH 3161 (VG)

Agent Comments

 2  -  -

Price: \$520,000

Method: Sale

Date: 27/03/2025

Property Type: Strata Unit/Flat

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