

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

8/20 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$667,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/10/2024

to

30/09/2025

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	1/10 Valentine Gr ARMADALE 3143	\$738,000	06/12/2025
2	8/3a Hughenden Rd ST KILDA EAST 3183	\$735,000	03/12/2025
3	11/750 Inkerman Rd CAULFIELD NORTH 3161	\$700,000	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:

09/12/2025 20:34

8/20 Kooyong Road, Caulfield North Vic 3161



Dion Besser

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Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending September 2025: \$667,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/10 Valentine Gr ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$738,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Apartment



8/3a Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$735,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: Unit



11/750 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 09/11/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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