

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

9 Blencairn Avenue, Caulfield North VIC 3161

Indicative selling price

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

Single price \$2,425,000

Median sale price

Median price \$2,203,750

Property Type House

Suburb Caulfield North

Period - From 24/08/2024

to 23/02/2025

Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
36 Cromwell St, Caulfield North Vic	\$2,117,000	14/09/2024
14 Elmhurst Rd, Caulfield North Vic	\$2,227,500	01/09/2024

This Statement of Information was prepared on:

24/02/2025