

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

9/16 NEWLYN STREET CAULFIELD VIC 3162

Indicative selling price

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

Single Price

or range
between

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Caulfield

Period-from

01 May 2024

to

30 Apr 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

3/20 PAYNE STREET CAULFIELD NORTH VIC 3161	\$265,000	21-Dec-24
16/20 PAYNE STREET CAULFIELD NORTH VIC 3161	\$255,000	28-Nov-24
15/12 ROSEDALE AVENUE GLEN HUNTLY VIC 3163	\$250,000	23-Apr-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: 21 May 2025



3/20 PAYNE STREET CAULFIELD NORTH VIC 3161

1 1 1

Sold Price

\$265,000

Sold Date

21-Dec-24

Distance

0.71km



16/20 PAYNE STREET CAULFIELD NORTH VIC 3161

1 1 1

Sold Price

\$255,000

Sold Date

28-Nov-24

Distance

0.71km



15/12 ROSEDALE AVENUE GLEN HUNTLY VIC 3163

1 1 1

Sold Price

^{RS} **\$250,000**

Sold Date

23-Apr-25

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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