

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

102/751 GLEN HUNTLY ROAD 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

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,910,000

Property type

Other

Suburb

Caulfield

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

201/677 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$1,000,000	14-Sep-25
203/751 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$1,190,000	28-Aug-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: 01 December 2025

LEO LIN
M 0452478066
E leo.lin@smartlisting.com.au



201/677 GLEN HUNTLY ROAD
CAULFIELD VIC 3162

3 2 1

Sold Price \$1,000,000 Sold Date 14-Sep-25

Distance 0.29km



203/751 GLEN HUNTLY ROAD
CAULFIELD VIC 3162

3 2 2

Sold Price \$1,190,000 Sold Date 28-Aug-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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