

## 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

21 ARTHUR STREET CAULFIELD NORTH VIC 3161

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,170,000

Property type

House

Suburb

Caulfield North

Period-from

01 Aug 2024

to

31 Jul 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

12 BALDWIN STREET ARMADALE VIC 3143	\$1,485,000	17-May-25
6 WILLIAM STREET ARMADALE VIC 3143	\$1,472,500	01-Mar-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.

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**12 BALDWIN STREET ARMADALE  
VIC 3143**

2 1 2

Sold Price **\$1,485,000** Sold Date **17-May-25**

Distance **1.55km**



**6 WILLIAM STREET ARMADALE  
VIC 3143**

2 1 -

Sold Price **\$1,472,500** Sold Date **01-Mar-25**

Distance **1.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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