

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 144 Sycamore Street, Caulfield South Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

## Median sale price

Median price \$1,715,500 Property type Townhouse Suburb Caulfield South

Period - From 01/10/2025 to 31/12/2025 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
2c Marriott St CAULFIELD 3162	\$2,730,000	29/11/2024
9A Fitzgibbon Cres CAULFIELD NORTH 3161	\$2,700,000	25/11/2024

**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: 13/03/2025