

# 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 24 Steele Street, Caulfield South

## 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 \$1,750,000 & \$1,850,000

## Median sale price

Median price \$1,715,000 Property type House Suburb Caulfield South

Period - From 01/10/2024 to 31/12/2024 Source REIV

## 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
38a Cedar Street, Caulfield South	\$1,882,000	22/02/2025
9a Steele Street, Caulfield South	\$1,770,000	03/12/2024

This Statement of Information was prepared on: 04/03/2025