

# 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

37 Saturn 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

\$3,100,000

&

\$3,400,000

### Median sale price

Median price

\$1,809,250

Property Type

House

Suburb

Caulfield South

Period - From

01/07/2023

to

30/06/2024

Source

REIV

### 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 six 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
1	52 York St CAULFIELD SOUTH 3162	\$3,350,000	23/05/2024
2			
3			

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 six months.~~

This Statement of Information was prepared on:

14/08/2024 11:08



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$3,100,000 - \$3,400,000  
**Median House Price**  
Year ending June 2024: \$1,809,250

## Comparable Properties



**52 York St CAULFIELD SOUTH 3162 (REI/VG)** **Agent Comments**

5 5 4

**Price:** \$3,350,000  
**Method:** Private Sale  
**Date:** 23/05/2024  
**Property Type:** House (Res)  
**Land Size:** 689 sqm approx

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.