

# 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

89 Bealiba Road, 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)

Single price \$2,500,000

### Median sale price

Median price \$1,845,000

Property Type House

Suburb Caulfield South

Period - From 01/01/2023

to 31/12/2023

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	62 York St CAULFIELD SOUTH 3162	\$2,820,000	25/02/2024
2	16 Olinda St CAULFIELD SOUTH 3162	\$2,700,000	24/03/2024
3	17 Remuera St CAULFIELD SOUTH 3162	\$2,575,000	03/12/2023

**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:

25/03/2024 09:33



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

**Indicative Selling Price**

\$2,500,000

**Median House Price**

Year ending December 2023: \$1,845,000

## Comparable Properties



**62 York St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**



**Price:** \$2,820,000

**Method:** Auction Sale

**Date:** 25/02/2024

**Property Type:** House (Res)

**Land Size:** 684 sqm approx



**16 Olinda St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**



**Price:** \$2,700,000

**Method:** Auction Sale

**Date:** 24/03/2024

**Property Type:** House

**Land Size:** 888 sqm approx



**17 Remuera St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**



**Price:** \$2,575,000

**Method:** Auction Sale

**Date:** 03/12/2023

**Property Type:** House (Res)

**Land Size:** 983 sqm approx

**Account** - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000