Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	16 Sea View Street, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,815,000

Median sale price

Median price \$1,760,000	Property Type Hous	se	Suburb	Caulfield South
Period - From 01/10/2023	to 30/09/2024	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

1	233 Booran Rd CAULFIELD SOUTH 3162	\$2,710,000	10/11/2024
2	11 Hillcrest Av BRIGHTON 3186	\$2,750,000	27/08/2024
3	23 Hudson St CAULFIELD NORTH 3161	\$2,888,888	16/06/2024

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:	08/12/2024 15:06



Date of sale











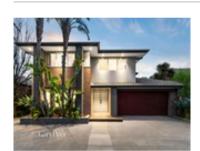
Property Type: House Land Size: 758 sqm approx

Agent Comments

Indicative Selling Price \$2,815,000 **Median House Price**

Year ending September 2024: \$1,760,000

Comparable Properties



233 Booran Rd CAULFIELD SOUTH 3162 (REI)







Agent Comments

Price: \$2,710,000 Method: Auction Sale Date: 10/11/2024

Property Type: House (Res) Land Size: 632 sqm approx



11 Hillcrest Av BRIGHTON 3186 (REI/VG)







Agent Comments

Price: \$2,750,000 Method: Private Sale Date: 27/08/2024 Property Type: House Land Size: 646 sqm approx



23 Hudson St CAULFIELD NORTH 3161 (REI/VG)



Price: \$2,888,888 Method: Auction Sale Date: 16/06/2024

Property Type: House (Res) Land Size: 737 sqm approx **Agent Comments**

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





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