

# 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 2 Pearce St, Caulfield South Vic 3162

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price  or range between \$2,150,000 & \$2,300,000

## Median sale price

Median price \$1,809,000 Property type House Suburb Caulfield South

Period - From 01/01/2024 to 31/03/2024 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
33 Booran Rd CAULFIELD Vic 3162	\$2,200,000	12/09/2024
14 Elmhurst Rd CAULFIELD NORTH Vic 3161	\$2,227,500	01/09/2024
20 Sea View St CAULFIELD SOUTH Vic 3162	\$2,250,000	13/10/2024

This Statement of Information was prepared on: 14/11/2024