

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 9a Steele Street, 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 \$1,785,000

Median sale price

Median price \$1,550,000 Property type Townhouse Suburb Caulfield South

Period – From 12/11/2023 to 11/11/2024 Source REIV

Comparable property sales

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
5a Ludbrook Av CAULFIELD SOUTH 3162	\$1,725,000	17/10/2024
48 Carlingford St ELSTERNWICK 3185	\$1,810,000	28/08/2024
349b Nepean Hwy BRIGHTON EAST 3187	\$1,760,000	10/08/2024

This Statement of Information was prepared on: 01/12/2024