

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

1/35 Goe Street, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,350,000

&

\$1,485,000

Median sale price

Median price

\$1,506,250

Property Type

Townhouse

Suburb

Caulfield South

Period - From

16/04/2024

to

15/04/2025

Source

Property Data

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	36a Truganini Rd CARNEGIE 3163	\$1,440,000	22/03/2025
2	21 Carlyon St ORMOND 3204	\$1,435,200	21/12/2024
3	1/16 Queens Av CAULFIELD EAST 3145	\$1,505,000	09/11/2024

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:

16/04/2025 09:48



4 2.5 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,485,000

Median Townhouse Price

16/04/2024 - 15/04/2025: \$1,506,250

Comparable Properties



36a Truganini Rd CARNEGIE 3163 (REI)

Agent Comments

4 3 2

Price: \$1,440,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Single)



21 Carlyon St ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,435,200

Method: Sold Before Auction

Date: 21/12/2024

Property Type: House (Res)

Land Size: 205 sqm approx



1/16 Queens Av CAULFIELD EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$1,505,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Townhouse (Res)

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900