

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 27 Olive Street, Caulfield South 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 \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,715,500 Property type House Suburb Caulfield South

Period - From 01/10/2024 to 31/12/2025 Source REIV

Comparable property sales

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 26 Pyne St Caulfield 3162 | \$1,430,000 | 8/12/2024 |
| 8 Filbert St Caulfield South | \$1,500,000 | 28/10/2024 |

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: 29/01/2025