

# 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 11a Jupiter 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  or range between \$1,500,000 & \$1,600,000

## Median sale price

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

Period - From 1/10/2024 to 31/12/2024 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	Price	Date of sale
58 Bealia Rd CAULFIELD SOUTH 3162	\$1,660,000	01/12/2024
8 Nelson St CAULFIELD SOUTH 3162	\$1,716,000	24/11/2024
46 Venus St CAULFIELD SOUTH 3162	\$1,485,000	16/11/2024

**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: 17/02/2025