

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

1/1 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

\$1,100,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

1/63 FILBERT STREET CAULFIELD SOUTH VIC 3162	\$1,170,000	24-Aug-24
3/25 SATURN STREET CAULFIELD SOUTH VIC 3162	\$1,250,000	22-Feb-25
2/18A TREVASCUS STREET CAULFIELD SOUTH VIC 3162	\$1,237,500	30-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 24 February 2025

Tracy Paus
 P (03) 9066 4812
 M 0439 766 175
 E tracypaus@mcgrath.com.au



1/63 FILBERT STREET CAULFIELD SOUTH VIC 3162

3 2 1

Sold Price **\$1,170,000** Sold Date **24-Aug-24**

Distance **1.2km**



3/25 SATURN STREET CAULFIELD SOUTH VIC 3162

3 2 1

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **22-Feb-25**

Distance **0.32km**



2/18A TREVASCUS STREET CAULFIELD SOUTH VIC 3162

3 2 2

Sold Price **\$1,237,500** Sold Date **30-Aug-24**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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