

# 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

11 Newstead Street, Caulfield Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$2,351,000

Property Type House

Suburb Caulfield

Period - From 01/10/2023

to 30/09/2024

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
1	16 Pental Rd CAULFIELD NORTH 3161	\$1,900,000	25/09/2024
2	92 Trevelyan St CAULFIELD SOUTH 3162	\$2,030,000	04/08/2024
3	11 Parnell St ELSTERNWICK 3185	\$1,956,000	11/05/2024

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:

25/10/2024 15:51



4   1.5   2

**Property Type:** House  
(Residential)  
**Land Size:** 682 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
Year ending September 2024: \$2,351,000

Comparable Properties



16 Pentall Rd CAULFIELD NORTH 3161 (REI)   **Agent Comments**

4   1   2

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 25/09/2024  
**Property Type:** House  
**Land Size:** 655 sqm approx



92 Trevelyan St CAULFIELD SOUTH 3162 (REI)   **Agent Comments**

3   1   2

**Price:** \$2,030,000  
**Method:** Auction Sale  
**Date:** 04/08/2024  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



11 Parnell St ELSTERNWICK 3185 (REI/VG)   **Agent Comments**

4   2   4

**Price:** \$1,956,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx