## 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

21 Jupiter Street, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,750,000		&		\$1,925,000				
Median sale price									
Median price	\$1,770,000	Pro	operty Type	Hou	se		Suburb	Caulfield South	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	147a Bambra Rd CAULFIELD 3162	\$1,970,000	06/04/2025
2	1a Dunoon Ct BRIGHTON EAST 3187	\$1,900,000	03/04/2025
3	38b Cedar St CAULFIELD SOUTH 3162	\$1,910,000	12/03/2025

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:

15/04/2025 10:03









Rooms: 8 Property Type: Townhouse (Single) Land Size: 347 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price March quarter 2025: \$1,770,000

# **Comparable Properties**

147a Bambra Rd CAULFIELD 3162 (REI)   1 1 1	Agent Comments
1a Dunoon Ct BRIGHTON EAST 3187 (REI)   Price: \$1,900,000   Method: Auction Sale   Date: 03/04/2025   Property Type: Townhouse (Res)	Agent Comments
38b Cedar St CAULFIELD SOUTH 3162 (REI)   4 3 2   Price: \$1,910,000   Method: Private Sale   Date: 12/03/2025   Property Type: Townhouse (Res)	Agent Comments

#### Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289



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