

# 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

4b Steele Street, Caulfield South Vic 3162

### Indicative selling price

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

Single price \$2,200,000

### Median sale price

Median price \$1,506,250

Property Type Townhouse

Suburb Caulfield South

Period - From 15/04/2024

to 14/04/2025

Source Property Data

### 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	2/35 Masters St CAULFIELD 3162	\$2,205,000	05/03/2025
2			
3			

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 09:26



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Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$2,200,000  
Median Townhouse Price  
15/04/2024 - 14/04/2025: \$1,506,250

## Comparable Properties

2/35 Masters St CAULFIELD 3162 (VG)

Agent Comments

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Price: \$2,205,000  
Method: Sale  
Date: 05/03/2025  
Property Type: House (Res)  
Land Size: 346 sqm approx

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.