

# 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

27 Frederick Street, Caulfield South Vic 3162

### Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,770,000

Property Type

House

Suburb

Caulfield South

Period - From

01/01/2024

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
1	8 Nelson St CAULFIELD SOUTH 3162	\$1,716,000	24/11/2024
2	201 Booran Rd CAULFIELD SOUTH 3162	\$1,700,000	11/11/2024
3	25 Bethell St ORMOND 3204	\$1,806,000	01/11/2024

**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:

13/02/2025 13:52



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending December 2024: \$1,770,000

## Comparable Properties



**8 Nelson St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$1,716,000  
**Method:** Auction Sale  
**Date:** 24/11/2024  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx



**201 Booran Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2024  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx

**25 Bethell St ORMOND 3204 (VG)**

Agent Comments



**Price:** \$1,806,000  
**Method:** Sale  
**Date:** 01/11/2024  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480