

# 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

1/35 Goe 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)

Range between

\$1,350,000

&

\$1,485,000

### Median sale price

Median price

\$1,506,250

Property Type

Townhouse

Suburb

Caulfield South

Period - From

16/04/2024

to

15/04/2025

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	36a Truganini Rd CARNEGIE 3163	\$1,440,000	22/03/2025
2	21 Carlyon St ORMOND 3204	\$1,435,200	21/12/2024
3	1/16 Queens Av CAULFIELD EAST 3145	\$1,505,000	09/11/2024

**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:

16/04/2025 09:48



4   2.5   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,485,000

**Median Townhouse Price**

16/04/2024 - 15/04/2025: \$1,506,250

## Comparable Properties



**36a Truganini Rd CARNEGIE 3163 (REI)**

Agent Comments

4   3   2

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Townhouse (Single)



**21 Carlyon St ORMOND 3204 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,435,200

**Method:** Sold Before Auction

**Date:** 21/12/2024

**Property Type:** House (Res)

**Land Size:** 205 sqm approx



**1/16 Queens Av CAULFIELD EAST 3145 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,505,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** Townhouse (Res)

**Account -** Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900