Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/5 Fairfield Grove, Caulfield South Vic 3162	
Including suburb and		

postcode

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,470,000 \$1,570,000

Median sale price

Median price	\$1,980,000	Pro	perty Type	House		Suburb	Caulfield South
Period - From	01/07/2025	to	30/09/2025	12.0	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale		
1	16 Alexander St BRIGHTON EAST 3187	\$1,555,000	23/08/2025		
2	159b Sycamore St CAULFIELD SOUTH 3162	\$1,560,500	14/06/2025		
3	All products and the second se	10/10/44			

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:	
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