

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

11 Virginia Court, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$2,600,000

&

\$2,850,000

Median sale price

Median price

\$1,980,000

Property Type

House

Suburb

Caulfield South

Period - From

01/07/2025

to

30/09/2025

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	36 Fitzgibbon Cr CAULFIELD NORTH 3161	\$2,750,000	18/09/2025
2	2 Takapuna St CAULFIELD SOUTH 3162	\$2,860,000	18/09/2025
3	9 Trevascus St CAULFIELD SOUTH 3162	\$2,700,000	20/08/2025

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:

09/10/2025 15:56

11 Virginia Court, Caulfield South Vic 3162



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 541 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,850,000
Median House Price
September quarter 2025: \$1,980,000

Comparable Properties



36 Fitzgibbon Cr CAULFIELD NORTH 3161 (REI)

Agent Comments

4 3 3

Price: \$2,750,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 562 sqm approx



2 Takapuna St CAULFIELD SOUTH 3162 (REI)

Agent Comments

5 3 4

Price: \$2,860,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: House (Res)
Land Size: 1042 sqm approx



9 Trevascus St CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 3 2

Price: \$2,700,000
Method: Private Sale
Date: 20/08/2025
Property Type: House

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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