

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

141 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,650,000

 &

\$1,800,000

Median sale price

Median price

\$1,817,500

 Property Type

House

 Suburb

Caulfield South

Period - From

01/10/2025

 to

31/12/2025

 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	28 Neerim Rd CAULFIELD 3162	\$1,805,000	14/12/2025
2	40 Moore St CAULFIELD SOUTH 3162	\$1,700,000	23/11/2025
3	31 Eumeralla Rd CAULFIELD SOUTH 3162	\$1,815,000	15/11/2025

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:

16/01/2026 13:46



 4  2  2

Rooms: 7
Property Type: House (Res)
Land Size: 560 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,800,000
Median House Price
 December quarter 2025: \$1,817,500

Comparable Properties



28 Neerim Rd CAULFIELD 3162 (REI)

Agent Comments

 4  2  3

Price: \$1,805,000
Method: Auction Sale
Date: 14/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx



40 Moore St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  1  3

Price: \$1,700,000
Method: Auction Sale
Date: 23/11/2025
Property Type: House (Res)
Land Size: 618 sqm approx



31 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 5  2  2

Price: \$1,815,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 678 sqm approx

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



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