

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

16 Lord Street, Caulfield East Vic 3145

Indicative selling price

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

Range between

\$890,000

&

\$970,000

Median sale price

Median price

\$1,740,000

Property Type

House

Suburb

Caulfield East

Period - From

20/10/2024

to

19/10/2025

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	17 Wornack Rd CARNEGIE 3163	\$1,035,000	23/08/2025
2	907 Glen Huntly Rd CAULFIELD 3162	\$1,065,000	19/08/2025
3	140 Neerim Rd CAULFIELD EAST 3145	\$1,150,000	02/07/2025

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:

20/10/2025 15:36



2 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$890,000 - \$970,000
Median House Price
20/10/2024 - 19/10/2025: \$1,740,000

Comparable Properties



17 Wornack Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$1,035,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)



907 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments

2 2 2

Price: \$1,065,000
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 287 sqm approx



140 Neerim Rd CAULFIELD EAST 3145 (REI/VG)

Agent Comments

2 1 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 02/07/2025
Property Type: House (Res)
Land Size: 290 sqm approx

Account - Atria Real Estate