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	16 Lord Street, Caulfield East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

hange between \$650,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$890,000	&	\$970,000
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Median sale price

Median price	\$1,740,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	17 Woornack 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 comparableproperties 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









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 Woornack Rd CARNEGIE 3163 (REI/VG)

Price: \$1,035,000 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res)

Agent Comments



907 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

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Agent Comments

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)





Price: \$1,150,000

Method: Sold Before Auction

Date: 02/07/2025

Property Type: House (Res) Land Size: 290 sqm approx **Agent Comments**

Account - Atria Real Estate





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