Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/1-3 Pearce Street, Caulfield South Vic 3162

Indicative selling price

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

	Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$900,000	Pro	perty Type	Unit		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

Add	dress of comparable property	Price	Date of sale
1	7/21-23 Newlyn St CAULFIELD 3162	\$830,000	19/10/2025
2	9/12 Wyuna Rd CAULFIELD NORTH 3161	\$832,000	11/10/2025
3	4/21 Gardenvale Rd CAULFIELD SOUTH 3162	\$870,000	29/08/2025

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:	10/11/2025 18:25









Property Type: Flat **Agent Comments**

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** September quarter 2025: \$900,000

Comparable Properties



7/21-23 Newlyn St CAULFIELD 3162 (REI)

Agent Comments

Price: \$830,000 Method: Auction Sale Date: 19/10/2025 Property Type: Unit

9/12 Wyuna Rd CAULFIELD NORTH 3161 (REI)

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Agent Comments

Price: \$832,000 Method: Auction Sale Date: 11/10/2025

Property Type: Townhouse (Res)



4/21 Gardenvale Rd CAULFIELD SOUTH 3162 (REI/VG)

Price: \$870,000

Method: Sold Before Auction

Date: 29/08/2025 Property Type: Unit **Agent Comments**

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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