

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

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

Median sale price

Median price

\$900,000

Property 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	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 comparable properties 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



Rooms: 4
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)

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)

Agent Comments



Price: \$870,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: Unit

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