## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sal	е
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Address	2/1 St Vincent Street, Caulfield East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,691,000	Pro	perty Type	louse	]	Suburb	Caulfield East
Period - From	01/07/2024	to	30/06/2025	S	ource	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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

Ad	dress of comparable property	Price	Date of sale
1	1/19 Parker St ORMOND 3204	\$1,381,000	13/09/2025
2	4/63 Bealiba Rd CAULFIELD SOUTH 3162	\$1,328,240	06/07/2025
3	1/35 Goe St CAULFIELD SOUTH 3162	\$1,430,000	13/06/2025

#### 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:	17/09/2025 12:37

