Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
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Address	2/13 Currawa Street, Caulfield Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

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

Median price	\$835,000	Pro	perty Type	Jnit		Suburb	Caulfield
Period - From	10/11/2024	to	09/11/2025	So	ource	Property	v 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	1/1051 Dandenong Rd MALVERN EAST 3145	\$837,000	31/10/2025
2	7/21-23 Newlyn St CAULFIELD 3162	\$830,000	19/10/2025
3	4/892 Glen Huntly Rd CAULFIELD SOUTH 3162	\$855,000	19/07/2025

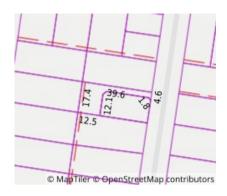
OR

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:	10/11/2025 11:04









Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** 10/11/2024 - 09/11/2025: \$835,000

Comparable Properties



1/1051 Dandenong Rd MALVERN EAST 3145 (REI)

2

Price: \$837,000

Method: Sold Before Auction

Date: 31/10/2025 Property Type: Unit

Land Size: 220 sqm approx

Agent Comments



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

2



Agent Comments

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



4/892 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

Price: \$855,000 Method: Private Sale

Date: 19/07/2025

Property Type: Townhouse (Single)

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





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