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	2/20 Narrawong Road, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$900,000	Pro	perty Type Ur	nit		Suburb	Caulfield South
Period - From	01/07/2025	to	30/09/2025	So	urce	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	1/16 Takapuna St CAULFIELD SOUTH 3162	\$1,251,000	16/08/2025
2	2/32 Goe St CAULFIELD SOUTH 3162	\$1,325,000	09/07/2025
3	4/63 Bealiba Rd CAULFIELD SOUTH 3162	\$1,328,240	06/07/2025

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:	29/10/2025 11:29

