

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

2/32 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Caulfield North

Period - From 17/11/2024

to

16/11/2025

Source

Property 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	Price	Date of sale
1	3/54 Kooyong Rd CAULFIELD NORTH 3161	\$935,000	31/10/2025
2	6/531 Dandenong Rd ARMADALE 3143	\$982,500	13/09/2025
3	2/13 Linlithgow Av CAULFIELD NORTH 3161	\$918,000	24/08/2025

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:

17/11/2025 12:11

2/32 Kooyong Road, Caulfield North Vic 3161



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
17/11/2024 - 16/11/2025: \$635,000

Comparable Properties

3/54 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$935,000
Method: Private Sale
Date: 31/10/2025
Property Type: Unit



6/531 Dandenong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 2

Price: \$982,500
Method: Auction Sale
Date: 13/09/2025
Property Type: Villa



2/13 Linlithgow Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 1 1

Price: \$918,000
Method: Auction Sale
Date: 24/08/2025
Property Type: Unit

Account - Gary Peer & Associates Bentleigh | P: 88426800



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