

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 Scott Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,910,000

Property Type House

Suburb Caulfield South

Period - From 01/04/2025

to

30/06/2025

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	489 Kooyong Rd ELSTERNWICK 3185	\$2,090,000	12/05/2025
2	346 Bambra Rd CAULFIELD SOUTH 3162	\$1,890,000	29/04/2025
3	4 Bracken Rd CAULFIELD SOUTH 3162	\$2,070,000	05/04/2025

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:

29/07/2025 14:20



5 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
June quarter 2025: \$1,910,000

Comparable Properties



489 Kooyong Rd ELSTERNWICK 3185 (REI)

Agent Comments

4 1 3

Price: \$2,090,000
Method: Sold Before Auction
Date: 12/05/2025
Property Type: House (Res)
Land Size: 920 sqm approx



346 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 3

Price: \$1,890,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 677 sqm approx



4 Bracken Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

5 3 2

Price: \$2,070,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 676 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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