Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	23 Keeron Street, Caulfield South Vic 3162
•	

Indicative selling price

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

Range between \$2,300,000	&	\$2,500,000
---------------------------	---	-------------

Median sale price

Median price	\$1,980,000	Pro	perty Type	House		Suburb	Caulfield South
Period - From	01/07/2025	to	30/09/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	Address of comparable property		Date of Sale
1	9 Hawson Av GLEN HUNTLY 3163	\$2,506,000	09/08/2025
2	3 Murray St ELSTERNWICK 3185	\$2,325,000	03/08/2025
3			

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:	06/11/2025 09:17



Date of sale