

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

3/1 FREDERICK STREET CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,084,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

2/39 COORIGIL ROAD CARNEGIE VIC 3163	\$770,000	27-May-25
13/20 GRANGE ROAD CARNEGIE VIC 3163	\$770,000	21-Jun-25
11/20 GRANGE ROAD CARNEGIE VIC 3163	\$757,000	24-May-25

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 6 months.~~

This Statement of Information was prepared on: 19 August 2025



**2/39 COORIGIL ROAD CARNEGIE
VIC 3163**

2 1 2

Sold Price

\$770,000

Sold Date **27-May-25**

Distance **2.47km**



**13/20 GRANGE ROAD CARNEGIE
VIC 3163**

2 1 1

Sold Price

Sold Date **21-Jun-25**

Distance **2.62km**



**11/20 GRANGE ROAD CARNEGIE
VIC 3163**

2 1 1

Sold Price

^{RS} **\$757,000**

Sold Date **24-May-25**

Distance **2.62km**

RS = Recent sale

UN = Undisclosed Sale

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