

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 43 Bent Street, Caulfield South 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,800,000 & \$1,980,000

## Median sale price

Median price \$1,770,000 Property type House Suburb Caulfield South

Period - From 01/01/2024 to 30/12/2024 Source REIV

## Comparable property sales

**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 147a Bambra Road, Caulfield         | \$1,970,000 | 06/04/2025   |
| 2 11a Jupiter Street, Caulfield South | \$1,825,000 | 19/03/2025   |
| 3 72 Murray Street, Caulfield         | \$1,870,000 | 03/12/2024   |

This Statement of Information was prepared on: 28/04/2025