

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

448 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$1,770,000

Property Type

House

Suburb

Caulfield South

Period - From

01/01/2025

to

31/03/2025

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	10 Frederick St CAULFIELD SOUTH 3162	\$1,785,000	15/03/2025
2	230 Booran Rd ORMOND 3204	\$1,788,000	23/02/2025
3	51 Charles St BRIGHTON EAST 3187	\$1,835,000	07/02/2025

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:

26/05/2025 13:09



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Rooms: 5
Property Type: House
Land Size: 725 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
March quarter 2025: \$1,770,000

Comparable Properties



10 Frederick St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,785,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 527 sqm approx



230 Booran Rd ORMOND 3204 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,788,000
Method: Auction Sale
Date: 23/02/2025
Property Type: House (Res)
Land Size: 655 sqm approx



51 Charles St BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,835,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 662 sqm approx

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289