

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	4b Anderson Street, Caulfield Vic 3162
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**Indicative selling price**

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

Range between \$2,700,000 & \$2,950,000

**Median sale price**

Median price	\$1,930,000	Property Type	House	Suburb	Caulfield
Period - From	01/07/2024	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	9a Bealiba Rd CAULFIELD SOUTH 3162	\$2,800,000	26/06/2025
2	9b Bealiba Rd CAULFIELD SOUTH 3162	\$2,900,000	29/05/2025
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:

14/08/2025 17:18