

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

5/446 KOORYONG ROAD 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

\$1,290,000

&

\$1,410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,864,000

Property type

Other

Suburb

Caulfield South

Period-from

01 Oct 2024

to

30 Sep 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

2/46 CLARENCE STREET ELSTERNWICK VIC 3185	\$1,280,000	24-May-25
3/51 BEGONIA ROAD GARDENVALE VIC 3185	\$1,400,000	31-Jul-25
1/2A STONE STREET BRIGHTON EAST VIC 3187	\$1,250,000	21-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: 20 October 2025



2/46 CLARENCE STREET ELSTERNWICK VIC 3185

 3
  2
  2

Sold Price **\$1,280,000** Sold Date **24-May-25**

Distance **0.28km**



3/51 BEGONIA ROAD GARDENVALE VIC 3185

 3
  2
  2

Sold Price ^{RS} **\$1,400,000** ^{UN} Sold Date **31-Jul-25**

Distance **0.6km**



1/2A STONE STREET BRIGHTON EAST VIC 3187

 3
  2
  4

Sold Price **\$1,250,000** Sold Date **21-May-25**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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