

# 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

6 Olinda Street, Caulfield South Vic 3162

### Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

### Median sale price

Median price \$1,740,000

Property Type House

Suburb Caulfield South

Period - From 01/04/2024

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	285 North Rd CAULFIELD SOUTH 3162	\$1,800,000	29/03/2025
2	27 Frederick St CAULFIELD SOUTH 3162	\$1,755,000	15/03/2025
3	18 Moore St BRIGHTON EAST 3187	\$1,860,000	26/02/2025

**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:

17/04/2025 09:09



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 689 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,900,000  
**Median House Price**  
Year ending March 2025: \$1,740,000

## Comparable Properties



**285 North Rd CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**



**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)



**27 Frederick St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**



**Price:** \$1,755,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**Property Type:** House (Res)  
**Land Size:** 677 sqm approx



**18 Moore St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**



**Price:** \$1,860,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2025  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx

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