

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

7/124 MURRAY STREET CAULFIELD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,000,000

Property type

Other

Suburb

Caulfield

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1/13 NEERIM ROAD CAULFIELD VIC 3162	\$1,150,000	22-Apr-25
2 OLINDA STREET CAULFIELD SOUTH VIC 3162	\$1,085,000	07-Mar-25
3/25 SATURN STREET CAULFIELD SOUTH VIC 3162	\$1,250,000	22-Feb-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: 15 July 2025



1/13 NEERIM ROAD CAULFIELD VIC 3162 Sold Price **\$1,150,000** Sold Date **22-Apr-25**

2 2 1

Distance **0.9km**



2 OLINDA STREET CAULFIELD SOUTH VIC 3162 Sold Price **\$1,085,000** Sold Date **07-Mar-25**

2 1 1

Distance **1.46km**



3/25 SATURN STREET CAULFIELD SOUTH VIC 3162 Sold Price **\$1,250,000** Sold Date **22-Feb-25**

2 2 1

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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