Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	76 Murray Street, Caulfield Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,595,000
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Median sale price

Median price	\$1,575,750	Pro	perty Type	House		Suburb	Caulfield
Period - From	01/07/2025	to	30/09/2025	S	ource	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

Au	uress of comparable property	1 1100	Date of Sale
1	139 Booran Rd CAULFIELD SOUTH 3162	\$1,490,000	14/09/2025
2	12 Masters St CAULFIELD 3162	\$1,611,500	07/09/2025
3	115 Murray St CAULFIELD 3162	\$1,620,000	31/07/2025

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:	17/11/2025 12:02



Date of sale