

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

8 Crimea Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,575,750

Property Type House

Suburb Caulfield

Period - From 01/07/2025

to

30/09/2025

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	5 Johnstone St MALVERN 3144	\$1,315,000	09/09/2025
2	9 Rockbrook Rd ST KILDA EAST 3183	\$1,310,000	31/08/2025
3	22 Blanche St ELSTERNWICK 3185	\$1,220,000	27/05/2025

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:

14/10/2025 16:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
September quarter 2025: \$1,575,750

Comparable Properties



5 Johnstone St MALVERN 3144 (REI)

Agent Comments



Price: \$1,315,000
Method: Private Sale
Date: 09/09/2025
Property Type: House



9 Rockbrook Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 31/08/2025
Property Type: House (Res)



22 Blanche St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,220,000
Method: Sold Before Auction
Date: 27/05/2025
Property Type: House (Res)
Land Size: 249 sqm approx

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