

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

960 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,910,000 Property Type House Suburb Caulfield South

Period - From 01/04/2025 to 30/06/2025 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	43 Bent St CAULFIELD SOUTH 3162	\$2,110,000	01/06/2025
2	10 Holywood Gr CARNEGIE 3163	\$2,160,000	26/04/2025
3	55 Neerim Rd CAULFIELD 3162	\$2,080,000	26/03/2025

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:

21/07/2025 11:21



Property Type:
Divorce/Estate/Family Transfers
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2025: \$1,910,000

Comparable Properties



43 Bent St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$2,110,000
Method: Auction Sale
Date: 01/06/2025
Property Type: House (Res)



10 Hollywood Gr CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$2,160,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 514 sqm approx



55 Neerim Rd CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$2,080,000
Method: Auction Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 566 sqm approx

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289