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	

Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$1,910,000	Pro	perty Type	House		Suburb	Caulfield South
Period - From	01/04/2025	to	30/06/2025	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 Price

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



Date of sale











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)

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Agent Comments

Price: \$2,110,000 **Method:** Auction Sale **Date:** 01/06/2025

Property Type: House (Res)



10 Holywood Gr CARNEGIE 3163 (REI/VG)

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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)

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Price: \$2,080,000 Method: Auction Sale Date: 26/03/2025

Property Type: House (Res) **Land Size:** 566 sqm approx

Agent Comments

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





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