### 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	Bealiba Road, Caulfield South Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,100,000	&	\$2,210,000
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#### Median sale price

Median price	\$1,980,000	Pro	perty Type Ho	use		Suburb	Caulfield South
Period - From	01/07/2025	to	30/09/2025	So	urce	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.

Ad	Address of comparable property		Date of sale
1	37 Laura St CAULFIELD SOUTH 3162	\$2,120,000	26/10/2025
2	14 Rose Hill Av CAULFIELD NORTH 3161	\$2,200,000	26/10/2025
3	11 Harcourt Av CAULFIELD 3162	\$2,138,000	16/10/2025

#### OR

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:	05/11/2025 18:25













Property Type: Agent Comments Indicative Selling Price \$2,100,000 - \$2,210,000 Median House Price September quarter 2025: \$1,980,000

## Comparable Properties



37 Laura St CAULFIELD SOUTH 3162 (REI)

= 4







4

Agent Comments

**Price:** \$2,120,000 **Method:** Auction Sale **Date:** 26/10/2025

Property Type: House (Res) Land Size: 748 sqm approx



14 Rose Hill Av CAULFIELD NORTH 3161 (REI)







1

Price: \$2,200,000

Method: Sold Before Auction

Date: 26/10/2025

Property Type: House (Res) Land Size: 720 sqm approx

**Agent Comments** 





Price: \$2,138,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Agent Comments

Account - Matthew Iaco & Associates Pty Ltd | P: 03 9532 8845





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