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	10/123-125 MURRAY STREET CAULFIELD VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	Unit	Suburb	Caulfield
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
8/2 ASH GROVE CAULFIELD VIC 3162	$562,000	03-May-26
7/9 WYUNA ROAD CAULFIELD NORTH VIC 3161	$560,000	24-Mar-26
6/2 FLOWERS STREET CAULFIELD SOUTH VIC 3162	$536,000	12-May-26

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 6 months.~~

This Statement of Information was prepared on: 11 August 2026

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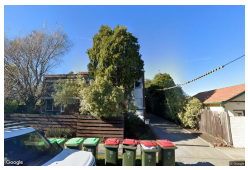

8/2 ASH GROVE CAULFIELD VIC 3162

2 1 1

Sold Price **$562,000** Sold Date **03-May-26**

Distance **1.03km**

7/9 WYUNA ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price **$560,000** Sold Date **24-Mar-26**

Distance **1.49km**

6/2 FLOWERS STREET CAULFIELD SOUTH VIC 3162

2 1 1

Sold Price **$536,000** Sold Date **12-May-26**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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