

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

2/32 Marriott Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$965,000

Property Type Unit

Suburb Caulfield

Period - From 01/04/2026

to

30/06/2026

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	2/17 Anderson St CAULFIELD 3162	\$1,250,000	31/05/2026
2	2/662 Inkerman Rd CAULFIELD NORTH 3161	\$1,285,000	27/05/2026
3	3/18 Newlyn St CAULFIELD 3162	\$1,310,000	14/03/2026

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:

28/07/2026 12:46



 3  2  2

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Unit Price
June quarter 2026: \$965,000

Comparable Properties



2/17 Anderson St CAULFIELD 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 31/05/2026
Property Type: Unit



2/662 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  2  2

Price: \$1,285,000
Method: Sold Before Auction
Date: 27/05/2026
Property Type: Unit



3/18 Newlyn St CAULFIELD 3162 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,310,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit
Land Size: 1135 sqm approx

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