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

2/888 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale pi	rice							
Median price	\$799,000	Pro	operty Type	Unit			Suburb	Caulfield South
Period - From	15/04/2024	to	14/04/2025		So	urce	Property	y Data

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.

Ado	dress of comparable property	Price	Date of sale
1	502/483 Glen Huntly Rd ELSTERNWICK 3185	\$530,000	10/04/2025
2	205/2a Royal Pde CAULFIELD SOUTH 3162	\$533,000	13/02/2025
3	304/2a Royal Pde CAULFIELD SOUTH 3162	\$550,000	24/10/2024

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:

15/04/2025 11:00









Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 15/04/2024 - 14/04/2025: \$799,000

Comparable Properties



Price: \$530,000 Method: Auction Sale Date: 10/04/2025 Property Type: Apartment

2

205/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

502/483 Glen Huntly Rd ELSTERNWICK 3185 (REI)

1

Price: \$533,000 Method: Sold Before Auction Date: 13/02/2025 Property Type: Apartment Land Size: 742 sqm approx

304/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$550,000 Method: Private Sale Date: 24/10/2024 Property Type: Apartment Land Size: 742 sqm approx

Account - Cayzer | P: 03 9699 5999



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