

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 consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$799,000

Property Type

Unit

Suburb

Caulfield South

Period - From

15/04/2024

to

14/04/2025

Source

Property 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.

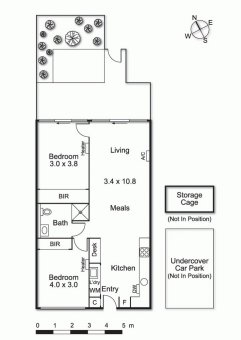
	Address of comparable property	Price	Date of sale
1	502/483 Glen Huntly Rd ELSTERNWICK 3185	\$530,000	10/04/2025
2	205/2a Royal Pde CAULFIELD SOUTH 3162	\$533,000	13/02/2025
3	304/2a Royal Pde CAULFIELD SOUTH 3162	\$550,000	24/10/2024

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



2 1 1

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



502/483 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

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



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

Agent Comments

2 1 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

2 2 1

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