

# 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 Filbert Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,721,750 Property Type House Suburb Caulfield South

Period - From 01/10/2023 to 31/12/2023 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	526 Kooyong Rd CAULFIELD SOUTH 3162	\$1,425,000	17/12/2023
2	10 Blanche St ELSTERNWICK 3185	\$1,425,000	18/11/2023
3	485 Kooyong Rd GARDENVALE 3185	\$1,400,000	12/01/2024

**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:

01/02/2024 12:35



3   1   2

**Property Type:** House  
**Land Size:** 409sqm sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
December quarter 2023: \$1,721,750

## Comparable Properties



**526 Kooyong Rd CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,425,000  
**Method:** Private Sale  
**Date:** 17/12/2023  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**10 Blanche St ELSTERNWICK 3185 (REI)**

**Agent Comments**

2   1   2

**Price:** \$1,425,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)



**485 Kooyong Rd GARDENVALE 3185 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx

**Account - Jellis Craig | P: 03 9194 1200**