

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 21 Grey 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 \$1,600,000 & \$1,760,000

## Median sale price

Median price \$1,809,250 Property type House Suburb Caulfield South

Period - From 01/01/2024 to 31/03/2024 Source REIV

## Comparable property sales

**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
32 Marara Rd CAULFIELD SOUTH 3162	\$1,875,000	19/05/2024
17 Stone St CAULFIELD SOUTH 3162	\$1,770,000	07/04/2024
56 Elster Av ELSTERNWICK 3185	\$1,769,500	29/04/2024

This Statement of Information was prepared on: 06/06/2024