

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

24 Moore Street, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,835,000

Property Type

House

Suburb

Caulfield South

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	31-33 Lees St MCKINNON 3204	\$2,450,000	08/09/2026
2	46 Glen Orme Av ORMOND 3204	\$2,400,000	05/09/2026
3	41 Bent St CAULFIELD SOUTH 3162	\$2,480,000	16/05/2026

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:

29/09/2026 09:35

Nick Renna
9593 4500
0411 551 190
nickrenna@jellisraig.com.au



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

June quarter 2026: \$1,835,000

Comparable Properties



31-33 Lees St MCKINNON 3204 (REI)

Agent Comments

5 3 2

Price: \$2,450,000

Method: Private Sale

Date: 08/09/2026

Property Type: House (Res)

Land Size: 612 sqm approx



46 Glen Orme Av ORMOND 3204 (REI)

Agent Comments

5 3 5

Price: \$2,400,000

Method: Auction Sale

Date: 05/09/2026

Property Type: House

Land Size: 697 sqm approx



41 Bent St CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 2 3

Price: \$2,480,000

Method: Private Sale

Date: 16/05/2026

Property Type: House

Land Size: 637 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604