

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

28 Pyne Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,915,000

Property Type House

Suburb Caulfield

Period - From 01/07/2025

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	5 Heather Rd CAULFIELD SOUTH 3162	\$1,750,000	27/08/2026
2	12 Main St ELSTERNWICK 3185	\$1,800,000	05/08/2026
3	17 Pearce St CAULFIELD SOUTH 3162	\$1,775,000	14/06/2026

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:

15/09/2026 10:53



4 2 2

Property Type: House (Res)
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
Year ending June 2026: \$1,915,000

Comparable Properties



5 Heather Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 2 2

Price: \$1,750,000
Method: Private Sale
Date: 27/08/2026
Property Type: House (Res)
Land Size: 590 sqm approx



12 Main St ELSTERNWICK 3185 (REI)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Private Sale
Date: 05/08/2026
Property Type: House (Res)
Land Size: 576 sqm approx



17 Pearce St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 4

Price: \$1,775,000
Method: Auction Sale
Date: 14/06/2026
Property Type: House (Res)
Land Size: 645 sqm approx