

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

297a Glen Eira Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$2,400,000

&

\$2,550,000

Median sale price

Median price

\$2,550,000

Property Type

House

Suburb

Caulfield North

Period - From

01/01/2026

to

31/03/2026

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	146 Sycamore St CAULFIELD SOUTH 3162	\$2,700,000	23/04/2026
2	2/1 Stephens St CAULFIELD 3162	\$2,475,000	16/12/2025
3	2 Ercildoune St CAULFIELD NORTH 3161	\$2,850,000	10/12/2025

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:

03/06/2026 16:15

297a Glen Eira Road, Caulfield North Vic 3161

Ari Levin
0407 412 142
ari@slaterlevin.com.au



 4  4  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,550,000

Median House Price

March quarter 2026: \$2,550,000

Comparable Properties



146 Sycamore St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,700,000

Method: Sold Before Auction

Date: 23/04/2026

Property Type: Townhouse (Res)



2/1 Stephens St CAULFIELD 3162 (REI/VG)

Agent Comments

 4  4  2

Price: \$2,475,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Land Size: 208 sqm approx



2 Ercildoune St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4  3  4

Price: \$2,850,000

Method: Sold Before Auction

Date: 10/12/2025

Property Type: Townhouse (Res)

Account - Slater & Levin



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