

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

3/15 Hartley Avenue, Caulfield Vic 3162

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$965,000

Property Type Unit

Suburb Caulfield

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	1/136 Booran Rd GLEN HUNTLY 3163	\$848,000	02/05/2026
2	8/21-23 Newlyn St CAULFIELD 3162	\$840,000	12/03/2026
3	3/37 Northcote Av CAULFIELD NORTH 3161	\$860,000	18/02/2026

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:

13/08/2026 12:15

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2026: \$965,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/136 Booran Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$848,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Unit

Land Size: 243 sqm approx



8/21-23 Newlyn St CAULFIELD 3162 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 12/03/2026

Property Type: Unit



3/37 Northcote Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388



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