

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 36 Derby Crescent, Caulfield East Vic 3145

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,227,000 Property Type House Suburb Caulfield East

Period - From 22/02/2023 to 21/02/2024 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	26 Walnut St CARNEGIE 3163	\$1,225,000	16/12/2023
2	17 Clifton St CAULFIELD EAST 3145	\$1,190,000	10/02/2024
3	65 Teak St CAULFIELD SOUTH 3162	\$1,150,000	07/09/2023

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: 22/02/2024 09:47



2 1 1

Rooms: 3
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
22/02/2023 - 21/02/2024: \$1,227,000

Comparable Properties



26 Walnut St CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$1,225,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House
Land Size: 385 sqm approx



17 Clifton St CAULFIELD EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$1,190,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)



65 Teak St CAULFIELD SOUTH 3162 (VG)

Agent Comments

2 - -

Price: \$1,150,000
Method: Sale
Date: 07/09/2023
Property Type: Strata Unit/Townhouse -
Conjoined

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480