

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

3B Daniell Crescent, 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

\$1,805,000

Property Type

House

Suburb

Caulfield

Period - From

01/10/2025

to

31/12/2025

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	87a Kambrook Rd CAULFIELD NORTH 3161	\$1,710,000	29/03/2026
2	353a Glen Eira Rd CAULFIELD NORTH 3161	\$1,950,000	14/12/2025
3	1/19 Albert St CAULFIELD NORTH 3161	\$1,736,000	29/11/2025

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:

07/04/2026 17:04



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
December quarter 2025: \$1,805,000

Comparable Properties



87a Kambrook Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 29/03/2026
Property Type: Townhouse (Single)



353a Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 14/12/2025
Property Type: Townhouse (Single)



1/19 Albert St CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$1,736,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289