

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

4/14 Payne Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Caulfield North

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	4/103 Eskdale Rd CAULFIELD NORTH 3161	\$885,000	03/07/2026
2	4/18 Tennyson St MALVERN EAST 3145	\$890,000	09/06/2026
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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: 29/09/2026 09:30



Rooms: 5
Property Type: House
Land Size: 1755.593 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median Unit Price
Year ending June 2026: \$650,000

Comparable Properties



4/103 Eskdale Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$885,000
Method: Sold Before Auction
Date: 03/07/2026
Property Type: Unit



4/18 Tennyson St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 09/06/2026
Property Type: Villa

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.

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