

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

4/27 Malvern Grove, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$730,000

&

\$800,000

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	5/3 Anderson St CAULFIELD 3162	\$755,000	11/07/2026
2	10/3 Irving St MALVERN 3144	\$792,000	17/06/2026
3	4/556 Dandenong Rd CAULFIELD NORTH 3161	\$740,500	09/05/2026

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:

24/08/2026 10:54



 3
  2
  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

Year ending June 2026: \$650,000

Comparable Properties



5/3 Anderson St CAULFIELD 3162 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$755,000

Method: Auction Sale

Date: 11/07/2026

Property Type: Apartment



10/3 Irving St MALVERN 3144 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$792,000

Method: Private Sale

Date: 17/06/2026

Property Type: Apartment



4/556 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**

 3
  2
  1

Price: \$740,500

Method: Auction Sale

Date: 09/05/2026

Property Type: Apartment

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