

# 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

4/81 Clarence Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$530,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Caulfield South

Period - From

28/05/2024

to

27/05/2025

Source

Property Data

### 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	4/22 Allison Rd ELSTERNWICK 3185	\$585,000	17/05/2025
2	2/1 Garden St ELSTERNWICK 3185	\$545,000	07/05/2025
3	8/1013 Glen Huntly Rd CAULFIELD 3162	\$560,000	24/04/2025

**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:

28/05/2025 11:02



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$500,000 - \$530,000

**Median Unit Price**

28/05/2024 - 27/05/2025: \$800,000

## Comparable Properties



**4/22 Allison Rd ELSTERNWICK 3185 (REI)**

Agent Comments

 2  1  1

**Price:** \$585,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** Apartment



**2/1 Garden St ELSTERNWICK 3185 (REI)**

Agent Comments

 2  1  1

**Price:** \$545,000

**Method:** Private Sale

**Date:** 07/05/2025

**Property Type:** Unit



**8/1013 Glen Huntly Rd CAULFIELD 3162 (REI)**

Agent Comments

 2  2  1

**Price:** \$560,000

**Method:** Sold Before Auction

**Date:** 24/04/2025

**Property Type:** Unit

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