

# 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

470 Glen Eira Road, Caulfield Vic 3162

### Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,100,000

Property Type House

Suburb Caulfield

Period - From 01/04/2024

to 31/03/2025

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	11A Jupiter St CAULFIELD SOUTH 3162	\$1,825,000	19/03/2025
2	36 Clarence St ELSTERNWICK 3185	\$1,950,000	01/03/2025
3	72 Murray St CAULFIELD 3162	\$1,870,000	03/12/2024

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:

20/05/2025 09:11



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
Year ending March 2025: \$2,100,000

## Comparable Properties



**11A Jupiter St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,825,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2025  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**36 Clarence St ELSTERNWICK 3185 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 514 sqm approx



**72 Murray St CAULFIELD 3162 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,870,000  
**Method:** Sale  
**Date:** 03/12/2024  
**Property Type:** House (Res)  
**Land Size:** 464 sqm approx

**Account - Jellis Craig | P: 03 8644 5500**



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