

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

5a Edith Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Caulfield North

Period - From 13/07/2025

to

12/07/2026

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	3a Crimea St CAULFIELD NORTH 3161	\$2,130,000	22/04/2026
2	2/4 Carnarvon Rd CAULFIELD NORTH 3161	\$2,200,000	17/03/2026
3	8b Sylverly Gr CAULFIELD 3162	\$2,100,000	27/02/2026

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:

13/07/2026 11:16



 4  2  2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 360 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 13/07/2025 - 12/07/2026: \$2,100,000

Comparable Properties



3a Crimea St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,130,000
Method: Sold Before Auction
Date: 22/04/2026
Property Type: Townhouse (Single)



2/4 Carnarvon Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  2  2

Price: \$2,200,000
Method: Private Sale
Date: 17/03/2026
Property Type: Apartment



8b Sylverly Gr CAULFIELD 3162 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,100,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: House (Res)
Land Size: 450 sqm approx

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