

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 Spring Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,835,000

Property Type House

Suburb Caulfield South

Period - From 01/04/2026

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	5b Spring Rd CAULFIELD SOUTH 3162	\$2,000,000	28/06/2026
2	223a North Rd CAULFIELD SOUTH 3162	\$2,000,000	08/05/2026
3	15a Pearce St CAULFIELD SOUTH 3162	\$1,925,000	16/04/2026

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:

21/07/2026 15:56



Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
June quarter 2026: \$1,835,000

Comparable Properties



5b Spring Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$2,000,000
Method: Auction Sale
Date: 28/06/2026
Property Type: Townhouse (Res)



223a North Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 08/05/2026
Property Type: House (Res)



15a Pearce St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,925,000
Method: Sold Before Auction
Date: 16/04/2026
Property Type: Townhouse (Res)

Account - Besser & Co EA | P: 03 9531 1000



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