

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

8 Brooklyn Avenue, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,865,000

Property Type House

Suburb Caulfield South

Period - From 01/04/2025

to

31/03/2026

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	18 Russell St CAULFIELD SOUTH 3162	\$1,820,000	16/05/2026
2	27 Almond St CAULFIELD SOUTH 3162	\$2,210,000	09/05/2026
3	31 Cedar St CAULFIELD SOUTH 3162	\$1,965,000	18/03/2026

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:

19/05/2026 15:55



 4  2  2

Property Type: House

Comparable Properties



18 Russell St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  2

Price: \$1,820,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 581 sqm approx



27 Almond St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  1

Price: \$2,210,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)



31 Cedar St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  1

Price: \$1,965,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: House (Res)

Land Size: 309 sqm approx