

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 83 Booran Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$2,500,000 & \$2,650,000

Median sale price

Median price \$1,805,000 Property Type House Suburb Caulfield

Period - From 01/10/2025 to 31/12/2025 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	7 Ellington St CAULFIELD SOUTH 3162	\$2,610,000	26/11/2025
2	250 Booran Rd ORMOND 3204	\$2,550,000	19/11/2025
3			

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: 17/03/2026 13:29



Property Type: House (Previously Occupied - Detached)
Land Size: 936 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,650,000
Median House Price
 December quarter 2025: \$1,805,000

Comparable Properties



7 Ellington St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$2,610,000
Method: Private Sale
Date: 26/11/2025
Property Type: House (Res)
Land Size: 758 sqm approx



250 Booran Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$2,550,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)
Land Size: 633 sqm approx

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.

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