

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 375 Glen Eira Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,175,000 Property Type House Suburb Caulfield North

Period - From 01/01/2025 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	728 Inkerman Rd CAULFIELD NORTH 3161	\$1,480,000	25/02/2026
2	106 Kooyong Rd CAULFIELD NORTH 3161	\$1,481,000	25/11/2025
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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: 16/03/2026 15:28



Rooms: 6
Property Type: House
Land Size: 561.851 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending December 2025: \$2,175,000

Comparable Properties



728 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,480,000
Method: Private Sale
Date: 25/02/2026
Property Type: House (Res)



106 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,481,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 278 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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