

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

8/38 Alder Street, Caulfield South VIC 3162

Indicative selling price

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

Range between

\$390,000

&

\$425,000

Median sale price

Median price

\$1,035,250

Property Type

Unit

Suburb

Caulfield South

Period - From

18/09/2025

to

17/03/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/38 Alder Street Caulfield South VIC 3162	\$443,000	30/09/2025
2/118 Murray Street Caulfield VIC 3162	\$392,500	09/12/2025
8/156 Bambra Road Caulfield VIC 3162	\$375,000	04/02/2026

This Statement of Information was prepared on:

19/03/2026