

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

1b Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median price \$1,083,000

Property Type Unit

Suburb Caulfield South

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 | 1/42 Clonaig St BRIGHTON EAST 3187 | \$1,495,000 | 21/02/2026 |
| 2 | 7A Charles St BRIGHTON EAST 3187 | \$1,400,000 | 22/01/2026 |
| 3 | 18a Louise St BRIGHTON EAST 3187 | \$1,395,000 | 21/12/2025 |

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:

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Rooms: 5
Property Type: Flat
Land Size: 700 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000
Median Unit Price
 Year ending December 2025: \$1,083,000

Comparable Properties



1/42 Clonaig St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,495,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)



7A Charles St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 22/01/2026
Property Type: Townhouse (Res)



18a Louise St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,395,000
Method: Private Sale
Date: 21/12/2025
Property Type: Townhouse (Res)

Account - Buxton | P: 03 9563 9933