

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 5/460 Kooyong Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,090,000 & \$2,295,000

Median sale price

Median price \$1,772,500 Property Type House Suburb Caulfield South

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

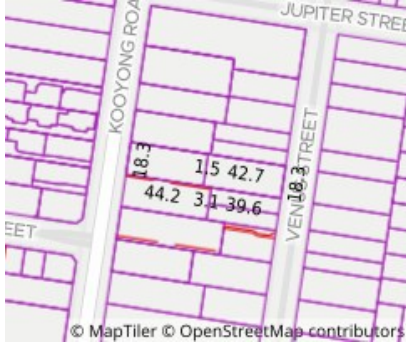
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	36b Warleigh Gr BRIGHTON 3186	\$2,258,000	16/02/2026
2	3/128 North Rd BRIGHTON 3186	\$2,100,000	08/12/2025
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: 13/04/2026 16:15



Property Type:
Agent Comments

Indicative Selling Price
\$2,090,000 - \$2,295,000
Median House Price
March quarter 2026: \$1,772,500

Comparable Properties



36b Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,258,000
Method: Private Sale
Date: 16/02/2026
Property Type: Townhouse (Single)



3/128 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 08/12/2025
Property Type: Townhouse (Res)

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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