

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

22 Teak Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

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	32 Edward St ELSTERNWICK 3185	\$1,575,000	28/03/2026
2	37 Leopold St CAULFIELD SOUTH 3162	\$1,550,000	24/01/2026
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:

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Property Type: House
Land Size: 306 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,595,000
Median House Price
 March quarter 2026: \$1,772,500

Comparable Properties



32 Edward St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 1

Price: \$1,575,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)



37 Leopold St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 1

Price: \$1,550,000
Method: Private Sale
Date: 24/01/2026
Property Type: House (Res)
Land Size: 434 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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