

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

41 Bent Street, Caulfield South VIC 3162

Indicative selling price

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

Range between

\$2,400,000

&

\$2,640,000

Median sale price

Median price

\$1,825,000

Property Type

House

Suburb

Caulfield South

Period - From

11/08/2025

to

10/02/2026

Source

pdol

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
11 Virginia Ct, Caulfield South Vic	\$2,735,000	13/11/2025
14 Emma St, Caulfield South Vic	\$2,775,000	30/11/2025
7 Raynes St, Caulfield South Vic	\$2,880,000	30/11/2025

This Statement of Information was prepared on:

11/02/2026