

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

12 Rotorua 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 & \$2,600,000

Median sale price

Median price \$1,865,000 Property Type House Suburb Caulfield South

Period - From 01/04/2025 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	14 Emma St CAULFIELD SOUTH 3162	\$2,775,000	30/11/2025
2	250 Booran Rd ORMOND 3204	\$2,550,000	19/11/2025
3	11 Virginia Ct CAULFIELD SOUTH 3162	\$2,735,000	13/11/2025

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:

14/04/2026 13:18



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Property Type: House
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending March 2026: \$1,865,000

Comparable Properties



14 Emma St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

 4  3  3

Price: \$2,775,000
Method: Auction Sale
Date: 30/11/2025
Property Type: House (Res)
Land Size: 608 sqm approx



250 Booran Rd ORMOND 3204 (REI/VG)

[Agent Comments](#)

 6  5  4

Price: \$2,550,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)
Land Size: 633 sqm approx



11 Virginia Ct CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

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Price: \$2,735,000
Method: Private Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 541 sqm approx

Account - Slater & Levin



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