

# 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

2/16 Griffiths Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	1/2 Blencairn Av CAULFIELD NORTH 3161	\$1,550,000	22/03/2026
2	21a Ellington St CAULFIELD SOUTH 3162	\$1,530,000	22/02/2026
3	259b Booran Rd CAULFIELD SOUTH 3162	\$1,530,000	14/01/2026

**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: 08/04/2026 12:44

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3   2   2

**Rooms:** 6  
**Property Type:** Unit  
**Agent Comments**

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

## Comparable Properties



1/2 Blencairn Av CAULFIELD NORTH 3161 (REI)

[Agent Comments](#)

4   2   3

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 22/03/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 277 sqm approx



21a Ellington St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

4   3   2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 22/02/2026  
**Property Type:** Townhouse (Res)



259b Booran Rd CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

4   3   2

**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 14/01/2026  
**Property Type:** House  
**Land Size:** 322 sqm approx

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