

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 532 Glen Eira Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,805,000 Property Type House Suburb Caulfield

Period - From 01/10/2025 to 31/12/2025 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 | 47 Grange Rd CAULFIELD EAST 3145 | \$1,606,000 | 05/02/2026 |
| 2 | 2/5 Marriott St CAULFIELD 3162 | \$1,610,000 | 23/11/2025 |
| 3 | 166 Balaclava Rd CAULFIELD NORTH 3161 | \$1,640,000 | 08/11/2025 |

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: 13/03/2026 16:13



Property Type:

Divorce/Estate/Family Transfers

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



47 Grange Rd CAULFIELD EAST 3145 (REI)

Agent Comments



Price: \$1,606,000

Method: Sold Before Auction

Date: 05/02/2026

Property Type: House (Res)

Land Size: 575 sqm approx



2/5 Marriott St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Auction Sale

Date: 23/11/2025

Property Type: House (Res)

Land Size: 450 sqm approx



166 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,640,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: House (Res)

Land Size: 361 sqm approx