

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

105/687 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Caulfield

Period - From

15/12/2024

to

14/12/2025

Source

Property Data

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	105/132 Balaclava Rd CAULFIELD NORTH 3161	\$390,000	10/11/2025
2	116/138 Glen Eira Rd ELSTERNWICK 3185	\$395,000	27/10/2025
3	1/991 Glen Huntly Rd CAULFIELD 3162	\$395,000	03/07/2025

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:

15/12/2025 22:30



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

15/12/2024 - 14/12/2025: \$680,000

Comparable Properties



105/132 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 10/11/2025

Property Type: Apartment



116/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 27/10/2025

Property Type: Apartment



1/991 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 03/07/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372