

# 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 Hillside Avenue, Caulfield 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 \$2,350,000 & \$2,550,000

### 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	23 Keeron St CAULFIELD SOUTH 3162	\$2,500,000	13/11/2025
2	10 Burrindi Rd CAULFIELD SOUTH 3162	\$2,415,000	05/09/2025
3	21 Kooyong Rd CAULFIELD NORTH 3161	\$2,355,000	31/08/2025

**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:

27/01/2026 11:19

2 Hillside Avenue, Caulfield Vic 3162



4+ 3 3

**Rooms:** 8  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,350,000 - \$2,550,000  
**Median House Price**  
December quarter 2025: \$1,805,000

## Comparable Properties



**23 Keeron St CAULFIELD SOUTH 3162 (REI)**

[Agent Comments](#)

4 2 4

**Price:** \$2,500,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2025  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx



**10 Burrindi Rd CAULFIELD SOUTH 3162 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$2,415,000  
**Method:** Sold Before Auction  
**Date:** 05/09/2025  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**21 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$2,355,000  
**Method:** Auction Sale  
**Date:** 31/08/2025  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx

**Account - Gary Peer & Associates** | P: 03 95631666 | F: 03 95631369



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