

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

14 Edinburgh Avenue, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,770,000 Property Type House Suburb Caulfield

Period - From 01/01/2025 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	53 Edward St ELSTERNWICK 3185	\$1,782,500	25/10/2025
2	28 Newstead St CAULFIELD 3162	\$1,850,000	02/10/2025
3	1 Edinburgh Av CAULFIELD 3162	\$1,750,000	08/08/2025

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 15:21



3 1 2

Property Type: House (Res)

Land Size: 590 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending December 2025: \$1,770,000

Comparable Properties



53 Edward St ELSTERNWICK 3185 (REI)

[Agent Comments](#)

3 2 3

Price: \$1,782,500

Method: Auction Sale

Date: 25/10/2025

Property Type: House

Land Size: 391 sqm approx



28 Newstead St CAULFIELD 3162 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,850,000

Method: Private Sale

Date: 02/10/2025

Property Type: House

Land Size: 697 sqm approx

1 Edinburgh Av CAULFIELD 3162 (VG)

[Agent Comments](#)

3 - -

Price: \$1,750,000

Method: Sale

Date: 08/08/2025

Property Type: House (Res)

Land Size: 592 sqm approx

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289