

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 8/21-23 Newlyn Street, Caulfield Vic 3162

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$710,000

Property Type Unit

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 | 2/10-12 Milton St CARNEGIE 3163 | \$830,000 | 12/02/2026 |
| 2 | 7/8 Bealiba Rd CAULFIELD SOUTH 3162 | \$1,000,000 | 14/12/2025 |
| 3 | 2/13 Currawa St CAULFIELD 3162 | \$857,500 | 03/12/2025 |

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:

13/02/2026 10:24



 3  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$875,000

Median Unit Price

Year ending December 2025: \$710,000

Comparable Properties



2/10-12 Milton St CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$830,000

Method: Sold Before Auction

Date: 12/02/2026

Property Type: Unit



7/8 Bealiba Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,000,000

Method: Private Sale

Date: 14/12/2025

Property Type: Unit



2/13 Currawa St CAULFIELD 3162 (REI)

Agent Comments

 2  2  2

Price: \$857,500

Method: Sold Before Auction

Date: 03/12/2025

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480