

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 304/679-683 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Single price \$1,677,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Caulfield

Period - From 29/07/2025

to 29/01/2026

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	202/34 Byron St ELWOOD 3184	\$1,750,000	10/11/2025
2	102/10 St Georges Rd ELSTERNWICK 3185	\$1,650,000	15/10/2025
3	2/59 Snowdon Av CAULFIELD 3162	\$1,667,000	24/08/2025

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:

29/01/2026 16:24



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,677,000

Median Unit Price

Year ending December 2025: \$710,000

Comparable Properties



202/34 Byron St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Private Sale

Date: 10/11/2025

Property Type: Apartment



102/10 St Georges Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Private Sale

Date: 15/10/2025

Property Type: Apartment



2/59 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,667,000

Method: Auction Sale

Date: 24/08/2025

Property Type: Unit

Account - Marshall White | P: 03 9822 9999