

# 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 201/777 Glen Huntly Road, 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 \$900,000 & \$990,000

### Median sale price

Median price \$742,500 Property Type Unit Suburb Caulfield

Period - From 24/01/2025 to 23/01/2026 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	9/848 Glen Huntly Rd CAULFIELD SOUTH 3162	\$922,500	08/11/2025
2	101/1046 Glen Huntly Rd CAULFIELD SOUTH 3162	\$920,000	11/10/2025
3	201/677 Glen Huntly Rd CAULFIELD 3162	\$1,000,000	14/09/2025

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: 24/01/2026 08:51



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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
24/01/2025 - 23/01/2026: \$742,500

## Comparable Properties



**9/848 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments



**Price:** \$922,500  
**Method:** Private Sale  
**Date:** 08/11/2025  
**Property Type:** Apartment



**101/1046 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments



**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** Apartment



**201/677 Glen Huntly Rd CAULFIELD 3162 (REI/VG)** Agent Comments



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 14/09/2025  
**Property Type:** Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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