

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

17 Virginia Court, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,817,500 Property Type House Suburb Caulfield South

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	15 Dorothy Av GLEN HUNTLY 3163	\$2,100,000	20/11/2025
2	37 Laura St CAULFIELD SOUTH 3162	\$2,120,000	26/10/2025
3	11 Harcourt Av CAULFIELD 3162	\$2,138,000	16/10/2025

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:

21/02/2026 23:09



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2025: \$1,817,500

Comparable Properties



15 Dorothy Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: House (Res)
Land Size: 742 sqm approx



37 Laura St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$2,120,000
Method: Auction Sale
Date: 26/10/2025
Property Type: House (Res)
Land Size: 748 sqm approx



11 Harcourt Av CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$2,138,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 496 sqm approx

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