

# 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 2/4 Carnarvon Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,175,000 Property Type House Suburb Caulfield North

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	4/112 Burke Rd MALVERN EAST 3145	\$2,130,000	29/11/2025
2	37 Anderson St MALVERN EAST 3145	\$2,490,000	25/10/2025
3	204/2a Nyora St MALVERN EAST 3145	\$2,600,000	29/09/2025

**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: 18/02/2026 09:45



3   2   2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

Year ending December 2025: \$2,175,000

## Comparable Properties



**4/112 Burke Rd MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$2,130,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)



**37 Anderson St MALVERN EAST 3145 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,490,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**204/2a Nyora St MALVERN EAST 3145 (VG)**

**Agent Comments**

3   -   -

**Price:** \$2,600,000

**Method:** Sale

**Date:** 29/09/2025

**Property Type:** Strata Unit/Flat

**Account - Marshall White** | P: 03 9822 9999



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