

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

1/2 Blencairn Avenue, Caulfield North Vic 3161
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Indicative selling price

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

Range between

\$1,590,000

 &

\$1,740,000

Median sale price

Median price

\$702,500

 Property Type

Unit

 Suburb

Caulfield North

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	32b Beech St CAULFIELD SOUTH 3162	\$1,670,000	14/12/2025
2	5 Ellington St CAULFIELD SOUTH 3162	\$1,650,000	06/12/2025
3	1/19 Albert St CAULFIELD NORTH 3161	\$1,736,000	29/11/2025

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 11:14
