

## 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

102/2A EMMA STREET CAULFIELD SOUTH VIC 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

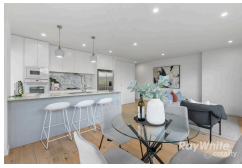
Date of sale

108/21 ROTHSCHILD STREET GLEN HUNTLY VIC 3163	\$774,000	15-Nov-25
6/16 ETNA STREET GLEN HUNTLY VIC 3163	\$720,000	04-Dec-25
413/1242 GLEN HUNTLY ROAD CARNEGIE VIC 3163	\$771,000	22-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 19 February 2026



**108/21 ROTHSCHILD STREET GLEN HUNTLY VIC 3163**

 2
  2
  2

Sold Price

**\$774,000**

Sold Date

**15-Nov-25**

Distance

**0.31km**



**6/16 ETNA STREET GLEN HUNTLY VIC 3163**

 2
  2
  1

Sold Price

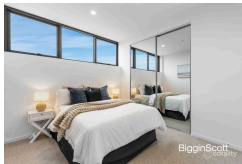
<sup>RS</sup> **\$720,000** <sup>UN</sup>

Sold Date

**04-Dec-25**

Distance

**0.43km**



**413/1242 GLEN HUNTLY ROAD CARNEGIE VIC 3163**

 2
  2
  2

Sold Price

**\$771,000**

Sold Date

**22-Nov-25**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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