

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 44b Gardenvale Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$1,700,000

Median sale price

Median price \$1,083,000

Property Type Unit

Suburb Caulfield South

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	5 Ellington St CAULFIELD SOUTH 3162	\$1,650,000	06/12/2025
2	29a Downshire Rd ELSTERNWICK 3185	\$1,800,000	22/11/2025
3	440a New St BRIGHTON 3186	\$1,690,000	06/09/2025

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:

23/02/2026 13:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000
Median Unit Price
Year ending December 2025: \$1,083,000

Comparable Properties



5 Ellington St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)



29a Downshire Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Single)
Land Size: 259 sqm approx



440a New St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,690,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

Account - Buxton | P: 03 9563 9933