

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

2/2 Virginia Court, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,652,500 Property Type Townhouse Suburb Caulfield South

Period - From 04/02/2025 to 03/02/2026 Source Property Data

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	24 Newham Gr ORMOND 3204	\$1,445,000	19/12/2025
2	2/16 Oswald St ELSTERNWICK 3185	\$1,488,000	16/12/2025
3	1/12 Omar St CAULFIELD SOUTH 3162	\$1,501,000	22/10/2025

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: 04/02/2026 12:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median Townhouse Price
04/02/2025 - 03/02/2026: \$1,652,500

Comparable Properties



24 Newham Gr ORMOND 3204 (REI)

Agent Comments



Price: \$1,445,000
Method: Private Sale
Date: 19/12/2025
Property Type: House



2/16 Oswald St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,488,000
Method: Private Sale
Date: 16/12/2025
Property Type: Villa



1/12 Omar St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,501,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Unit

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