

# 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

1/20 Moodie Street, Caulfield East Vic 3145

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$316,000 Property Type Unit Suburb Caulfield East

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	14a Sycamore St MALVERN EAST 3145	\$1,035,000	08/12/2025
2	1/3 Garden Av GLEN HUNTLY 3163	\$936,000	06/12/2025
3	2/8 Wanalta Rd CARNEGIE 3163	\$980,000	03/12/2025

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:

25/02/2026 09:05



3   2   2

Property Type: Unit

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending December 2025: \$316,000

## Comparable Properties



14a Sycamore St MALVERN EAST 3145 (REI/VG)

Agent Comments

3   2   1

**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 184 sqm approx



1/3 Garden Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3   1   1

**Price:** \$936,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit



2/8 Wanalta Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3   2   2

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Unit

Account - Jellis Craig | P: 03 9194 1200