

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

13 Albert Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,925,000 & \$2,075,000

Median sale price

Median price \$1,954,000 Property Type House 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	7 Holroyd Av ST KILDA EAST 3183	\$2,125,000	01/03/2026
2	182 Orrong Rd CAULFIELD NORTH 3161	\$2,160,000	03/12/2025
3	5 Hawthorn Av CAULFIELD NORTH 3161	\$2,100,000	30/11/2025

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:

02/03/2026 09:40



Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



7 Holroyd Av ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$2,125,000

Method: Auction Sale

Date: 01/03/2026

Property Type: House

Land Size: 515 sqm approx



182 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$2,160,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 631 sqm approx



5 Hawthorn Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$2,100,000

Method: Auction Sale

Date: 30/11/2025

Property Type: House (Res)

Land Size: 505 sqm approx