

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

25 Lucan Street, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,175,000

Property Type

House

Suburb

Caulfield North

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	16 Mayfield Gr CAULFIELD NORTH 3161	\$2,375,000	03/12/2025
2	5 Hawthorn Av CAULFIELD NORTH 3161	\$2,100,000	30/11/2025
3			

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:

03/03/2026 13:39



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending December 2025: \$2,175,000

Comparable Properties



16 Mayfield Gr CAULFIELD NORTH 3161 (REI)

Agent Comments

 4  2  -

Price: \$2,375,000

Method: Sold Before Auction

Date: 03/12/2025

Property Type: House (Res)



5 Hawthorn Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4  2  4

Price: \$2,100,000

Method: Auction Sale

Date: 30/11/2025

Property Type: House (Res)

Land Size: 505 sqm approx

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.

Account - Jellis Craig | P: 03 9864 5000



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