

# 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

1/2A Jasmine Street, Caulfield South Vic 3162

### Indicative selling price

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

Range between

\$1,275,000

&

\$1,400,000

### Median sale price

Median price

\$1,805,000

Property Type

House

Suburb

Caulfield South

Period - From

01/10/2024

to

30/09/2025

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	2b Keeron St CAULFIELD SOUTH 3162	\$1,295,000	19/11/2025
2	3/10-12 Shoobra Rd ELSTERNWICK 3185	\$1,373,000	08/09/2025
3	3/51 Begonia Rd GARDENVALE 3185	\$1,400,000	28/07/2025

**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:

10/12/2025 12:26



3 2 2

**Property Type:** Town residence

Agent Comments

**Indicative Selling Price**

\$1,275,000 - \$1,400,000

**Median House Price**

Year ending September 2025: \$1,805,000

## Comparable Properties



**2b Keeron St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

3 2 2

**Price:** \$1,295,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** House



**3/10-12 Shoobra Rd ELSTERNWICK 3185 (REI)**

Agent Comments

3 2 2

**Price:** \$1,373,000

**Method:** Sold Before Auction

**Date:** 08/09/2025

**Property Type:** Townhouse (Res)



**3/51 Begonia Rd GARDENVALE 3185 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 28/07/2025

**Property Type:** Townhouse (Res)

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433