

# 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

5 Heather Road, 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$1,807,500 Property Type House Suburb Caulfield South

Period - From 01/03/2025 to 28/02/2026 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	17 Lucas St CAULFIELD SOUTH 3162	\$1,860,000	17/02/2026
2	141 Booran Rd CAULFIELD SOUTH 3162	\$1,825,000	15/02/2026
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: 01/03/2026 00:21



3   2   2

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

01/03/2025 - 28/02/2026: \$1,807,500

## Comparable Properties



**17 Lucas St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

4   3   3

**Price:** \$1,860,000

**Method:** Sold Before Auction

**Date:** 17/02/2026

**Property Type:** House (Res)



**141 Booran Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

4   2   2

**Price:** \$1,825,000

**Method:** Auction Sale

**Date:** 15/02/2026

**Property Type:** House (Res)

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.

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