

# 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 9 Rothschild 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,817,500 Property Type House Suburb Caulfield South

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 Urandaline Gr CAULFIELD 3162	\$1,760,000	27/02/2026
2	40 Moore St CAULFIELD SOUTH 3162	\$1,700,000	23/11/2025
3	13 Pearce St CAULFIELD SOUTH 3162	\$1,800,000	23/10/2025

**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: 03/03/2026 09:52

9 Rothschild Street, Caulfield South Vic 3162



 3  1  3

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 674 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
December quarter 2025: \$1,817,500

## Comparable Properties



**7 Urandaline Gr CAULFIELD 3162 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,760,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2026  
**Property Type:** House (Res)  
**Land Size:** 617 sqm approx



**40 Moore St CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

 3  1  3

**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 23/11/2025  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx



**13 Pearce St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 23/10/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - Gary Peer & Associates** | P: 03 95631666 | F: 03 95631369



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