

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 BROOKLYN AVENUE CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,250,000

&

\$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,740,000

Property type

House

Suburb

Caulfield South

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

29 MOORE STREET CAULFIELD SOUTH VIC 3162	\$2,400,000	03-Apr-25
12 BEVAN STREET ORMOND VIC 3204	\$2,285,000	23-Mar-25
69 GARDENVALE ROAD GARDENVALE VIC 3185	\$2,221,000	04-Mar-25

OR

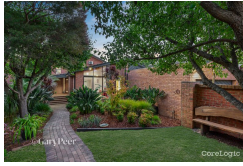
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 June 2025

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29 MOORE STREET CAULFIELD SOUTH VIC 3162

4 2 2

Sold Price ^{RS} **\$2,400,000** ^{UN} Sold Date **03-Apr-25**

Distance **1.13km**



12 BEVAN STREET ORMOND VIC 3204

4 2 5

Sold Price **\$2,285,000** Sold Date **23-Mar-25**

Distance **1.36km**



69 GARDENVALE ROAD GARDENVALE VIC 3185

4 2 1

Sold Price ^{RS} **\$2,221,000** ^{UN} Sold Date **04-Mar-25**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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