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	23A Aileen Avenue, Caulfield South Vic 3162

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,800,000 Property Type House Suburb Caulfield South

Period - From 02/02/2025 to 01/02/2026 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	298 Bambra Rd CAULFIELD SOUTH 3162	$1,150,000	31/10/2025
2	2/1 Moore St BRIGHTON EAST 3187	$1,200,000	13/10/2025
3	352 Bambra Rd CAULFIELD SOUTH 3162	$1,150,000	12/09/2025

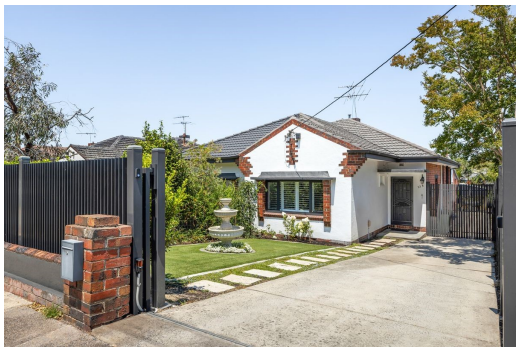
OR

~~**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: 02/02/2026 16:35

23A Aileen Avenue, Caulfield South Vic 3162

Jack Slater
0430 283 724
jack@slaterlevin.com.au



2 1 2

Rooms: 3
Property Type: House
Land Size: 364 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
02/02/2025 - 01/02/2026: $1,800,000

Comparable Properties



298 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

2 1 2

Price: $1,150,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: House (Res)
Land Size: 392 sqm approx

Agent Comments



2/1 Moore St BRIGHTON EAST 3187 (REI/VG)

2 1 1

Price: $1,200,000
Method: Sold Before Auction
Date: 13/10/2025
Property Type: House (Res)
Land Size: 436 sqm approx

Agent Comments



352 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

2 1 1

Price: $1,150,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

Account - Slater & Levin

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.