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	44b Gardenvale Road, Caulfield South Vic 3162

Indicative selling price

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

Single price $1,650,000

Median sale price

Median price $1,083,000 Property Type Unit Suburb Caulfield South

Period - From 01/01/2025 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	1/5 Fairfield Gr CAULFIELD SOUTH 3162	$1,560,000	08/12/2025
2	33 Russell St CAULFIELD SOUTH 3162	$1,655,000	31/10/2025
3	3/13 Beavis St ELSTERNWICK 3185	$1,560,000	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: 31/03/2026 13:34

44b Gardenvale Road, Caulfield South Vic 3162



Property Type:
Agent Comments

Indicative Selling Price
$1,650,000
Median Unit Price
Year ending December 2025: $1,083,000

Comparable Properties



1/5 Fairfield Gr CAULFIELD SOUTH 3162 (REI/VG)

3 2 2

Agent Comments

Price: $1,560,000
Method: Private Sale
Date: 08/12/2025
Property Type: Townhouse (Single)



33 Russell St CAULFIELD SOUTH 3162 (VG)

3 - -

Agent Comments

Price: $1,655,000
Method: Sale
Date: 31/10/2025
Property Type: Strata Unit/Townhouse - Conjoined



3/13 Beavis St ELSTERNWICK 3185 (REI/VG)

3 2 2

Agent Comments

Price: $1,560,000
Method: Private Sale
Date: 23/10/2025
Property Type: Townhouse (Res)

Account - Buxton | P: 03 9563 9933

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