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	175 Sycamore Street, Caulfield South Vic 3162

Indicative selling price

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

Single price $1,580,000

Median sale price

Median price $1,655,000 Property Type Townhouse Suburb Caulfield South

Period - From 02/04/2025 to 01/04/2026 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	3/111 Murray St CAULFIELD 3162	$1,550,000	28/03/2026
2			
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: 02/04/2026 09:43

175 Sycamore Street, Caulfield South Vic 3162

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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,580,000
Median Townhouse Price
02/04/2025 - 01/04/2026: $1,655,000

Comparable Properties



3/111 Murray St CAULFIELD 3162 (REI)

3 2 3

Price: $1,550,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Slater & Levin

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