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	1/20 Moodie Street, Caulfield East Vic 3145

Indicative selling price

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

Range between $900,000 & $972,000

Median sale price

Median price $316,000 Property Type Unit Suburb Caulfield East

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	7/60-62 Serrell St MALVERN EAST 3145	$980,000	16/03/2026
2	4/40 Royal Av GLEN HUNTLY 3163	$980,000	05/03/2026
3	2/8 Wanalta Rd CARNEGIE 3163	$980,000	03/12/2025

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: 01/04/2026 10:21

1/20 Moodie Street, Caulfield East Vic 3145

JellisCraig

Nick Sinclair
9194 1200
0422 217 788
nicksinclair@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Indicative Selling Price
$900,000 - $972,000
Median Unit Price
Year ending December 2025: $316,000

Comparable Properties



7/60-62 Serrell St MALVERN EAST 3145 (REI)

3 1 1

Price: $980,000
Method: Private Sale
Date: 16/03/2026
Property Type: Villa

Agent Comments



4/40 Royal Av GLEN HUNTLY 3163 (REI)

3 1 1

Price: $980,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: Unit

Agent Comments



2/8 Wanalta Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $980,000
Method: Private Sale
Date: 03/12/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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