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	55 Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $1,825,000 Property Type House 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	40 Moore St CAULFIELD SOUTH 3162	$1,700,000	23/11/2025
2	36 Jupiter St CAULFIELD SOUTH 3162	$1,820,000	22/11/2025
3	13 Pearce St CAULFIELD SOUTH 3162	$1,800,000	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: 26/02/2026 13:33

55 Ludbrook Avenue, Caulfield South Vic 3162

Todd Dixon
0448 881 434
tdixon@buxton.com.au



Property Type: House (Previously Occupied - Detached)
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
Year ending December 2025: $1,825,000

Comparable Properties



40 Moore St CAULFIELD SOUTH 3162 (REI/VG)

3 | 1 | 3

Price: $1,700,000
Method: Auction Sale
Date: 23/11/2025
Property Type: House (Res)
Land Size: 618 sqm approx

Agent Comments



36 Jupiter St CAULFIELD SOUTH 3162 (REI/VG)

5 | 2 | 3

Price: $1,820,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House
Land Size: 670 sqm approx

Agent Comments



13 Pearce St CAULFIELD SOUTH 3162 (REI)

3 | 2 | 2

Price: $1,800,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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