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	2/15 Masters Street, Caulfield Vic 3162

Indicative selling price

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

Range between $550,000 & $605,000

Median sale price

Median price $660,000 Property Type Unit Suburb Caulfield

Period - From 01/10/2025 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	6/271 Balaclava Rd CAULFIELD NORTH 3161	$600,000	23/12/2025
2	2/686 Inkerman Rd CAULFIELD NORTH 3161	$595,000	12/12/2025
3	5/1011 Glen Huntly Rd CAULFIELD 3162	$605,000	18/10/2025

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: 30/03/2026 15:30

2/15 Masters Street, Caulfield Vic 3162



2 1 1

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$550,000 - $605,000
Median Unit Price
December quarter 2025: $660,000

Comparable Properties



6/271 Balaclava Rd CAULFIELD NORTH 3161 (VG)

2 - -

Price: $600,000
Method: Sale
Date: 23/12/2025
Property Type: Strata Unit/Flat

Agent Comments



2/686 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $595,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: Apartment

Agent Comments



5/1011 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

2 1 1

Price: $605,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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