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: 8/2 Ash Grove, Caulfield Vic 3162

Indicative selling price

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

Range between: $495,000 & $544,000

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.

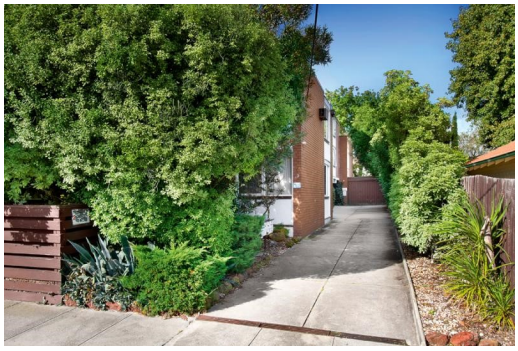
	Address of comparable property	Price	Date of sale
1	4/1011 Glen Huntly Rd CAULFIELD 3162	$535,000	20/12/2025
2	1/15 Masters St CAULFIELD 3162	$500,000	14/10/2025
3	3/19 Trevascus St CAULFIELD SOUTH 3162	$538,000	02/10/2025

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 16:06

8/2 Ash Grove, Caulfield Vic 3162



2 1 2

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000 - $544,000
Median Unit Price
December quarter 2025: $660,000

Comparable Properties

4/1011 Glen Huntly Rd CAULFIELD 3162 (VG)

2 - -

Agent Comments

Price: $535,000
Method: Sale
Date: 20/12/2025
Property Type: Strata Unit/Flat

1/15 Masters St CAULFIELD 3162 (REI/VG)

2 1 1

Agent Comments

Price: $500,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment



3/19 Trevascus St CAULFIELD SOUTH 3162 (REI/VG)

2 1 1

Agent Comments

Price: $538,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Apartment

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

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