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	6/2 Flowers Street, Caulfield South Vic 3162

Indicative selling price

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

Range between $495,000 & $544,500

Median sale price

Median price $1,083,000 Property Type Unit 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	7/60 Ulupna Rd ORMOND 3204	$507,000	21/02/2026
2	5/476 North Rd ORMOND 3204	$540,000	08/12/2025
3	10/32 Royal Av GLEN HUNTLY 3163	$500,000	27/11/2025

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: 23/03/2026 08:32

6/2 Flowers Street, Caulfield South Vic 3162



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$495,000 - $544,500
Median Unit Price
Year ending December 2025: $1,083,000

Comparable Properties



7/60 Ulupna Rd ORMOND 3204 (REI)

2 1 1

Price: $507,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Apartment

Agent Comments



5/476 North Rd ORMOND 3204 (REI)

2 1 1

Price: $540,000
Method: Private Sale
Date: 08/12/2025
Property Type: Apartment

Agent Comments



10/32 Royal Av GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $500,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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