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	4/2 Ash Grove, Caulfield Vic 3162

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price*

Median price | Property Type | Suburb Caulfield

Period - From | to | Source

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	5/144 Booran Rd GLEN HUNTLY 3163	$538,000	26/05/2026
2	6/2 Flowers St CAULFIELD SOUTH 3162	$536,000	12/05/2026
3	4/1011 Glen Huntly Rd CAULFIELD 3162	$535,000	20/12/2025

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: 11/06/2026 15:26

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

4/2 Ash Grove, Caulfield Vic 3162



2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$500,000 - $550,000
No median price available

Comparable Properties



5/144 Booran Rd GLEN HUNTLY 3163 (REI)

2 1 1

Price: $538,000
Method: Private Sale
Date: 26/05/2026
Property Type: Apartment

Agent Comments



6/2 Flowers St CAULFIELD SOUTH 3162 (REI)

2 1 1

Price: $536,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment

Agent Comments

4/1011 Glen Huntly Rd CAULFIELD 3162 (VG)

2 - -

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

Agent Comments

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

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