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	9 Olive Street, Caulfield South Vic 3162

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $1,835,000 Property Type House Suburb Caulfield South

Period - From 01/04/2026 to 30/06/2026 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	53 Elster Av GARDENVALE 3185	$1,800,000	13/06/2026
2	18 Russell St CAULFIELD SOUTH 3162	$1,820,000	16/05/2026
3	44 Olive St CAULFIELD SOUTH 3162	$1,850,000	02/04/2026

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: 07/07/2026 10:20

9 Olive Street, Caulfield South Vic 3162

JellisCraig

Robert de Freitas
0421 430 350
RobertdeFreitas@jelliscraig.com.au



5 3 2

Property Type: House

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
June quarter 2026: $1,835,000

Comparable Properties



53 Elster Av GARDENVALE 3185 (REI)

5 2 2

Price: $1,800,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



18 Russell St CAULFIELD SOUTH 3162 (REI)

4 2 2

Price: $1,820,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments



44 Olive St CAULFIELD SOUTH 3162 (REI/VG)

4 2 2

Price: $1,850,000
Method: Private Sale
Date: 02/04/2026
Property Type: House (Res)
Land Size: 459 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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