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	5/3 Lord Street, Caulfield East Vic 3145

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $1,612,500 Property Type House Suburb Caulfield East

Period - From 01/04/2025 to 31/03/2026 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	312/9 Morton Av CARNEGIE 3163	$422,000	10/06/2026
2	4/2 Rigby Av CARNEGIE 3163	$452,400	12/05/2026
3	15/160 Grange Rd CARNEGIE 3163	$432,000	25/03/2026

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: 03/07/2026 09:58

5/3 Lord Street, Caulfield East Vic 3145

JellisCraig

David Macmillan
03 9810 5000
0411 111 108
davidmacmillan@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $460,000
Median House Price
Year ending March 2026: $1,612,500

Comparable Properties



312/9 Morton Av CARNEGIE 3163 (REI)

2 1 1

Price: $422,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment

Agent Comments



4/2 Rigby Av CARNEGIE 3163 (VG)

2 - -

Price: $452,400
Method: Sale
Date: 12/05/2026
Property Type: Strata Unit/Flat

Agent Comments



15/160 Grange Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $432,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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