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	202/1044 Glen Huntly Road, Caulfield South Vic 3162

Indicative selling price

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

Range between $575,000 & $615,000

Median sale price

Median price $1,185,000 Property Type Unit 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	207/247 Neerim Rd CARNEGIE 3163	$630,000	24/06/2026
2	107/144 Hawthorn Rd CAULFIELD NORTH 3161	$599,000	17/06/2026
3	201/241 Balaclava Rd CAULFIELD NORTH 3161	$606,000	15/03/2026

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: 04/08/2026 17:07

202/1044 Glen Huntly Road, Caulfield South Vic 3162

JellisCraig

Alex Grigoriadis
9573 6100
0490 028 403
alexgrigoriadis@jelliscraig.com.au



2 2 1

Property Type: Apartment

Indicative Selling Price
$575,000 - $615,000
Median Unit Price
June quarter 2026: $1,185,000

Comparable Properties



207/247 Neerim Rd CARNEGIE 3163 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment

Agent Comments



107/144 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

2 2 1

Price: $599,000
Method: Sold Before Auction
Date: 17/06/2026
Property Type: Apartment

Agent Comments



201/241 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG)

2 2 1

Price: $606,000
Method: Auction Sale
Date: 15/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE

propertydata.com.au

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