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	8 Nelson 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 & $1,690,000

Median sale price

Median price $1,770,000 Property Type House Suburb Caulfield South

Period - From 28/10/2023 to 27/10/2024 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	26 Marara Rd CAULFIELD SOUTH 3162	$1,715,000	24/10/2024
2	373 Glen Eira Rd CAULFIELD NORTH 3161	$1,689,500	18/10/2024
3	6 Nelson St CAULFIELD SOUTH 3162	$1,800,000	13/10/2024

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: 28/10/2024 12:17

8 Nelson Street, Caulfield South Vic 3162



3 2 2

Rooms: 9
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,690,000
Median House Price
28/10/2023 - 27/10/2024: $1,770,000

Comparable Properties



26 Marara Rd CAULFIELD SOUTH 3162 (REI)

3 2 2

Price: $1,715,000
Method: Auction Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 460 sqm approx

Agent Comments



373 Glen Eira Rd CAULFIELD NORTH 3161 (REI)

4 2 2

Price: $1,689,500
Method: Private Sale
Date: 18/10/2024
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments



6 Nelson St CAULFIELD SOUTH 3162 (REI)

3 1 2

Price: $1,800,000
Method: Auction Sale
Date: 13/10/2024
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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