Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/11-15 Roselea Street, Caulfield South 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$1,295,000

Median sale price

Median price	$880,000	Property type	Unit	Suburb	Caulfield South

Period - From	01/10/2024	to	31/12/2024	Source	REIV

Comparable property sales

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
2/7 Alfred St Caulfield 3162	$1,172,000	04/12/2024
2/54 Snowdon Av Caulfield 3162	$1,250,000	10/11/2024
2/3 Scott St Caulfield South 3162	$1,240,000	09/11/2024

This Statement of Information was prepared on: 17/03/2025