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	109/187 Booran Road, Caulfield South VIC 3162

Indicative selling price

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

Range between $610,000 & $660,000

Median sale price

Median price $1,180,000 Property Type Unit Suburb Caulfield South

Period - From 15/11/2024 to 14/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/976-978 Glen Huntly Road Caulfield South VIC 3162	$655,000	17/12/2024
3/719-721 Glen Huntly Road Caulfield VIC 3162	$591,000	26/02/2025
4/462 Hawthorn Road Caulfield South VIC 3162	$645,000	12/12/2024

This Statement of Information was prepared on: 15/05/2025