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	21 Filbert Street, Caulfield South

Indicative selling price

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

Single price	----------	or range between	$ 1,500,000	&	$1,550,000

Median sale price

Median price	$1,910,000	Property type	House	Suburb	Caulfield South

Period - From	01/04/2025	to	30/06/2025	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. 27 Olive Street, Caulfield South	$1,535,000	02/03/2025
2. 13 Ruby Street, Ormond	$1,550,000	17/05/2025
3. 3 Edward Street, Elsternwick	$1,573,000	6/05/2025

This Statement of Information was prepared on: 29/07/2025