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	18 Laura Street, Caulfield South Vic 3162

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	43 Bent St CAULFIELD SOUTH 3162	$2,110,000	01/06/2025
2	10 Holywood Gr CARNEGIE 3163	$2,160,000	26/04/2025
3	4 Bracken Rd CAULFIELD SOUTH 3162	$2,070,000	05/04/2025

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: 12/08/2025 10:29

18 Laura Street, Caulfield South Vic 3162



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2025: $1,910,000

Comparable Properties



43 Bent St CAULFIELD SOUTH 3162 (REI/VG)

5 2 2

Price: $2,110,000
Method: Auction Sale
Date: 01/06/2025
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments



10 Holywood Gr CARNEGIE 3163 (REI/VG)

4 2 2

Price: $2,160,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 514 sqm approx

Agent Comments



4 Bracken Rd CAULFIELD SOUTH 3162 (REI/VG)

5 3 2

Price: $2,070,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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