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	28 Newstead Street, Caulfield Vic 3162

Indicative selling price

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

Single price $1,925,000

Median sale price

Median price $1,930,000 Property Type House Suburb Caulfield

Period - From 01/07/2024 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	192 Bambra Rd CAULFIELD SOUTH 3162	$1,710,000	11/09/2025
2	960 Glen Huntly Rd CAULFIELD SOUTH 3162	$1,910,000	10/09/2025
3	18 Brentani Av ELSTERNWICK 3185	$1,865,000	09/08/2025

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: 25/09/2025 16:29

28 Newstead Street, Caulfield Vic 3162

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4 1 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,925,000
Median House Price
Year ending June 2025: $1,930,000

Comparable Properties



192 Bambra Rd CAULFIELD SOUTH 3162 (REI)

4 2 3

Price: $1,710,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments



960 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

5 2 4

Price: $1,910,000
Method: Private Sale
Date: 10/09/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



18 Brentani Av ELSTERNWICK 3185 (REI)

3 1 2

Price: $1,865,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments

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