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	386 Glen Eira Road, Caulfield Vic 3162

Indicative selling price

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

Range between $1,750,000 & $1,925,000

Median sale price

Median price $1,845,000 Property Type House Suburb Caulfield

Period - From 13/10/2024 to 12/10/2025 Source Property Data

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	10 Filbert St CAULFIELD SOUTH 3162	$1,765,000	20/09/2025
2	667c Inkerman Rd CAULFIELD NORTH 3161	$1,806,000	25/05/2025
3	25 Khartoum St CAULFIELD NORTH 3161	$1,900,000	15/05/2025

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: 13/10/2025 11:04

386 Glen Eira Road, Caulfield Vic 3162



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,750,000 - $1,925,000
Median House Price
13/10/2024 - 12/10/2025: $1,845,000

Comparable Properties



10 Filbert St CAULFIELD SOUTH 3162 (REI)

3 2 2

Price: $1,765,000
Method: Sold Before Auction
Date: 20/09/2025
Property Type: House (Res)

Agent Comments



667c Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $1,806,000
Method: Auction Sale
Date: 25/05/2025
Property Type: Townhouse (Single)

Agent Comments



25 Khartoum St CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $1,900,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: Apartment

Agent Comments

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

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