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	2/123 Murray Street, Caulfield VIC 3162

Indicative selling price

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

Range between $640,000 & $690,000

Median sale price

Median price $2,005,000 Property Type Other Suburb Caulfield

Period - From 06/04/2025 to 05/10/2025 Source Cotality™

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
1/39 Murray Lane Caulfield VIC 3162	$675,000	16/06/2025
10/488 Glen Huntly Road Elsternwick VIC 3185	$673,000	26/07/2025
3/34 Northcote Avenue Caulfield North VIC 3161	$682,500	17/05/2025

This Statement of Information was prepared on: 07/10/2025