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	36 Jupiter Street, Caulfield South VIC 3162

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,976,000 Property Type House Suburb Caulfield South

Period - From 14/05/2025 to 13/11/2025 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
536 Glen Eira Road Caulfield VIC 3162	$2,015,000	12/11/2025
960-962 Glen Huntly Road Caulfield South VIC 3162	$1,910,000	10/09/2025
18 Brentani Avenue Elsternwick VIC 3185	$1,865,000	09/08/2025

This Statement of Information was prepared on: 14/11/2025