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 Olive Street, Caulfield South Vic 3162

Indicative selling price

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

Range between $1,600,000 & $1,725,000

Median sale price

Median price $1,838,000 Property Type House Suburb Caulfield South

Period - From 29/10/2024 to 28/10/2025 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	13 Pearce St CAULFIELD SOUTH 3162	$1,800,000	23/10/2025
2	132 Thomas St BRIGHTON EAST 3187	$1,780,000	16/10/2025
3	195 Bambra Rd CAULFIELD SOUTH 3162	$1,710,000	04/06/2025

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: 29/10/2025 15:45

28 Olive Street, Caulfield South Vic 3162



Property Type: house
Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,725,000
Median House Price
29/10/2024 - 28/10/2025: $1,838,000

Comparable Properties



13 Pearce St CAULFIELD SOUTH 3162 (REI)

3 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



132 Thomas St BRIGHTON EAST 3187 (REI)

4 1 2

Price: $1,780,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments



195 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

5 2 2

Price: $1,710,000
Method: Sold Before Auction
Date: 04/06/2025
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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