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	2/14-16 Pearce Street, Caulfield South Vic 3162

Indicative selling price

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

Range between $660,000 & $726,000

Median sale price

Median price $842,500 Property Type Unit Suburb Caulfield South

Period - From 04/12/2024 to 03/12/2025 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	1/216 North Rd BRIGHTON EAST 3187	$695,000	22/08/2025
2	1/39 Murray La CAULFIELD 3162	$675,000	16/06/2025
3			

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: 04/12/2025 09:28

2/14-16 Pearce Street, Caulfield South Vic 3162



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$660,000 - $726,000
Median Unit Price
04/12/2024 - 03/12/2025: $842,500

Comparable Properties



1/216 North Rd BRIGHTON EAST 3187 (VG)

2 - -

Price: $695,000
Method: Sale
Date: 22/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/39 Murray La CAULFIELD 3162 (REI/VG)

2 1 1

Price: $675,000
Method: Private Sale
Date: 16/06/2025
Property Type: Unit

Agent Comments

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.

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

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