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	2/13 Currawa Street, Caulfield Vic 3162

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $835,000 Property Type Unit Suburb Caulfield

Period - From 10/11/2024 to 09/11/2025 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	1/1051 Dandenong Rd MALVERN EAST 3145	$837,000	31/10/2025
2	7/21-23 Newlyn St CAULFIELD 3162	$830,000	19/10/2025
3	4/892 Glen Huntly Rd CAULFIELD SOUTH 3162	$855,000	19/07/2025

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: 10/11/2025 11:04



Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
10/11/2024 - 09/11/2025: $835,000

Comparable Properties



1/1051 Dandenong Rd MALVERN EAST 3145 (REI)
2 1 2

Price: $837,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: Unit
Land Size: 220 sqm approx

Agent Comments



7/21-23 Newlyn St CAULFIELD 3162 (REI)
2 1 1

Price: $830,000
Method: Auction Sale
Date: 19/10/2025
Property Type: Unit

Agent Comments



4/892 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)
2 2 1

Price: $855,000
Method: Private Sale
Date: 19/07/2025
Property Type: Townhouse (Single)

Agent Comments

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

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