

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

101/687 Glen Huntly Road, Caulfield VIC 3162

Indicative selling price

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

Range between

\$525,000

&

\$577,500

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Caulfield

Period - From

25/02/2026

to

24/08/2026

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
3/132 Balaclava Road Caulfield North VIC 3161	\$585,000	26/05/2026
141/11 Bond Street Caulfield North VIC 3161	\$530,000	29/04/2026
105/15 Manchester Grove Glen Huntly VIC 3163	\$565,000	05/06/2026

This Statement of Information was prepared on:

25/08/2026