

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

15 Lucas 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

&

\$1,760,000

Median sale price

Median price

\$1,770,000

Property Type

House

Suburb

Caulfield South

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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	387 Kooyong Rd ELSTERNWICK 3185	\$1,645,000	19/03/2025
2	14 Valanne St BRIGHTON EAST 3187	\$1,680,000	22/02/2025
3	8 Nelson St CAULFIELD SOUTH 3162	\$1,716,000	24/11/2024

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:

12/05/2025 13:42



4 2 2

Property Type: House
Land Size: 551 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
March quarter 2025: \$1,770,000

Comparable Properties



387 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 2

Price: \$1,645,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 484 sqm approx



14 Valanne St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 3

Price: \$1,680,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 429 sqm approx



8 Nelson St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,716,000
Method: Auction Sale
Date: 24/11/2024
Property Type: House (Res)
Land Size: 561 sqm approx

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375