

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

5/446 KOORYONG ROAD CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,370,000

&

\$1,470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

1/2A STONE STREET BRIGHTON EAST VIC 3187	\$1,250,000	21-May-25
104A COCHRANE STREET BRIGHTON VIC 3186	\$1,340,000	21-Jun-25
2/1 TAKAPUNA STREET CAULFIELD SOUTH VIC 3162	\$1,366,000	15-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 02 July 2025



1/2A STONE STREET BRIGHTON EAST VIC 3187

3 2 4

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **21-May-25**

Distance **1.08km**



104A COCHRANE STREET BRIGHTON VIC 3186

3 2 2

Sold Price ^{RS} **\$1,340,000** Sold Date **21-Jun-25**

Distance **1.21km**



2/1 TAKAPUNA STREET CAULFIELD SOUTH VIC 3162

3 2 1

Sold Price **\$1,366,000** Sold Date **15-Mar-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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