

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

18B Winston Drive, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,650,000

&

\$1,815,000

Median sale price

Median price

\$1,910,000

Property Type

House

Suburb

Caulfield South

Period - From

01/04/2025

to

30/06/2025

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	25a Alfada St CAULFIELD SOUTH 3162	\$2,000,000	29/06/2025
2	224a Bambra Rd CAULFIELD SOUTH 3162	\$1,770,000	06/06/2025
3	199a Bambra Rd CAULFIELD SOUTH 3162	\$1,768,750	01/06/2025

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:

30/07/2025

18B Winston Drive, Caulfield South Vic 3162



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,815,000
Median House Price
June quarter 2025: \$1,910,000

Comparable Properties



25a Alfada St CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Auction Sale
Date: 29/06/2025
Property Type: Townhouse (Res)



224a Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$1,770,000
Method: Sold Before Auction
Date: 06/06/2025
Property Type: Townhouse (Single)
Land Size: 385 sqm approx



26B Dover St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 2

Price: \$1,570,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: Townhouse (Res)

Account - Gary Peer & Associates Bentleigh | P: 88426800



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