

# 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

72 Almond Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### 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	33a Bealiba Rd CAULFIELD SOUTH 3162	\$1,133,000	15/06/2025
2	2 Jenkins St CAULFIELD SOUTH 3162	\$1,125,000	01/06/2025
3	482 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,125,000	25/05/2025

**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:

02/07/2025 13:11



2   
 1   
 2

**Property Type:** House -  
 Semi-detached  
**Land Size:** 309 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 March quarter 2025: \$1,770,000

## Comparable Properties



**33a Bealiba Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$1,133,000  
**Method:** Auction Sale  
**Date:** 15/06/2025  
**Property Type:** Townhouse (Res)



**2 Jenkins St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 01/06/2025  
**Property Type:** House (Res)



**482 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 25/05/2025  
**Property Type:** House  
**Land Size:** 409 sqm approx

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