

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

102/820 GLEN HUNTLY 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

\$899,000

&

\$985,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jan 2025

to

31 Dec 2025

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 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

3/23 SEYMOUR ROAD ELSTERNWICK VIC 3185	\$932,000	16-May-25
701/28 RIDDELL PARADE ELSTERNWICK VIC 3185	\$980,000	07-Aug-25
201/677 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$1,000,000	14-Sep-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: 20 January 2026



**3/23 SEYMOUR ROAD
ELSTERNWICK VIC 3185**

 3  1  1

Sold Price **\$932,000** Sold Date **16-May-25**

Distance **1.49km**



**701/28 RIDDELL PARADE
ELSTERNWICK VIC 3185**

 2  2  2

Sold Price **\$980,000** Sold Date **07-Aug-25**

Distance **1.89km**



**201/677 GLEN HUNTLY ROAD
CAULFIELD VIC 3162**

 3  2  1

Sold Price **\$1,000,000** Sold Date **14-Sep-25**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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