

# 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 5/11 Payne Street, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$930,000 & \$1,023,000

### Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Caulfield North

Period - From 20/05/2025 to 19/05/2026 Source Property Data

### 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	1/20 Moodie St CAULFIELD EAST 3145	\$950,000	18/04/2026
2	2/105 Murray St CAULFIELD 3162	\$965,000	13/04/2026
3	1/20-22 Moodie St CAULFIELD EAST 3145	\$950,000	11/04/2026

**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: 20/05/2026 12:03

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3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
\$930,000 - \$1,023,000  
**Median Townhouse Price**  
20/05/2025 - 19/05/2026: \$1,500,000

## Comparable Properties



**1/20 Moodie St CAULFIELD EAST 3145 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 18/04/2026  
**Property Type:** Townhouse (Single)



**2/105 Murray St CAULFIELD 3162 (REI)**

Agent Comments

3   2   1

**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 13/04/2026  
**Property Type:** Apartment

**1/20-22 Moodie St CAULFIELD EAST 3145 (REI)**

Agent Comments

3   2   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 11/04/2026  
**Property Type:** Townhouse (Res)

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