

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

105/888 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jun 2025

to

31 May 2026

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

101/365 HAWTHORN ROAD CAULFIELD SOUTH VIC 3162	\$490,000	17-Feb-25
7/687 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$482,500	08-Sep-25
4/1110 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$458,000	15-Apr-26

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: 23 June 2026



**101/365 HAWTHORN ROAD
CAULFIELD SOUTH VIC 3162**

 2  1  1

Sold Price **\$490,000** Sold Date **17-Feb-25**

Distance **0.44km**



**7/687 GLEN HUNTLY ROAD
CAULFIELD VIC 3162**

 2  1  1

Sold Price **\$482,500** Sold Date **08-Sep-25**

Distance **0.81km**



**4/1110 GLEN HUNTLY ROAD GLEN
HUNTLY VIC 3163**

 2  1  1

Sold Price **\$458,000** Sold Date **15-Apr-26**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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