

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

7/135 BOORAN 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Nov 2024

to

31 Oct 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

3/16 TRUGANINI ROAD CARNEGIE VIC 3163

\$638,000

24-May-25

2/23-25 WARLEY ROAD MALVERN EAST VIC 3145

\$720,000

02-Oct-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: 05 November 2025



3/16 TRUGANINI ROAD CARNEGIE VIC 3163

 3  1  1

Sold Price

\$638,000

Sold Date

24-May-25

Distance

1.65km



2/23-25 WARLEY ROAD MALVERN EAST VIC 3145

 3  1  1

Sold Price

^{RS} **\$720,000**

Sold Date

02-Oct-25

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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