

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

3/462 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$1,185,000 Property Type Unit Suburb Caulfield South

Period - From 01/04/2026 to 30/06/2026 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	105/15 Manchester Gr GLEN HUNTLY 3163	\$565,000	05/06/2026
2	2/15 Masters St CAULFIELD 3162	\$600,000	23/04/2026
3	2/182 Sycamore St CAULFIELD SOUTH 3162	\$590,000	18/02/2026

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:

17/08/2026 14:41



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2026: \$1,185,000

Comparable Properties



105/15 Manchester Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$565,000
Method: Sold Before Auction
Date: 05/06/2026
Property Type: Apartment



2/15 Masters St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 23/04/2026
Property Type: Apartment



2/182 Sycamore St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$590,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000



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