

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

103/179 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$885,000 Property Type Unit Suburb Caulfield South

Period - From 02/08/2024 to 01/08/2025 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	107/687 Glen Huntly Rd CAULFIELD 3162	\$540,000	29/07/2025
2	101/92 Mimosa Rd CARNEGIE 3163	\$550,000	17/07/2025
3	104/179 Booran Rd CAULFIELD SOUTH 3162	\$525,000	08/03/2025

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:

02/08/2025 20:51

103/179 Booran Road, Caulfield South Vic 3162



Dion Besser

9531 1000

0412 556 443

dion@besserco.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

02/08/2024 - 01/08/2025: \$885,000



Property Type:

Agent Comments

Comparable Properties



107/687 Glen Huntly Rd CAULFIELD 3162 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 29/07/2025

Property Type: Apartment



101/92 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/07/2025

Property Type: Apartment



104/179 Booran Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 08/03/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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