

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

201/777 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,075,000

Property Type

Unit

Suburb

Caulfield

Period - From

01/01/2026

to

31/03/2026

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	2/105 Murray St CAULFIELD 3162	\$965,000	13/04/2026
2	2/4 Moore St CAULFIELD SOUTH 3162	\$975,000	13/12/2025
3	2/656 Inkerman Rd CAULFIELD NORTH 3161	\$906,000	12/12/2025

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:

19/05/2026 13:26

201/777 Glen Huntly Road, Caulfield Vic 3162



Dion Besser
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Indicative Selling Price

\$950,000

Median Unit Price

March quarter 2026: \$1,075,000



Property Type:

Agent Comments

Comparable Properties



2/105 Murray St CAULFIELD 3162 (REI)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 13/04/2026

Property Type: Apartment



2/4 Moore St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$975,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit



2/656 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$906,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: Apartment

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



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