

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

5 Ellington Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,980,000

Property Type House

Suburb Caulfield South

Period - From 01/07/2025

to

30/09/2025

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	2/2 Moore St CAULFIELD SOUTH 3162	\$1,350,000	12/11/2025
2	2/32 Goe St CAULFIELD SOUTH 3162	\$1,325,000	09/07/2025
3	4/63 Bealiba Rd CAULFIELD SOUTH 3162	\$1,328,240	06/07/2025

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:

12/11/2025 22:12



3 2 2

Rooms: 6

Property Type: Townhouse

Land Size: 367m2 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2025: \$1,980,000

Comparable Properties



2/2 Moore St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: Townhouse (Single)



2/32 Goe St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,325,000

Method: Private Sale

Date: 09/07/2025

Property Type: Townhouse (Single)



4/63 Bealiba Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,328,240

Method: Private Sale

Date: 06/07/2025

Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433