

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and postcode 14a Jenkins Street, Caulfield South

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$2,000,000 & \$2,200,000

## Median sale price

Median price Property type House Suburb Caulfield South

Period - From 01/01/2024 to 31/12/2024 Source REIV

## Comparable property sales

**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 35B Masters Street, Caulfield	\$2,205,000	5/03/2025
2 15A Bundeera Road, Caulfield South	\$2,150,000	6/02/2025
3 38A Bealiba Road, Caulfield South	\$2,050,000	16/02/2025

This Statement of Information was prepared on: 06/03/2025