

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

2/32 GOE STREET CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

1/32 GOE STREET CAULFIELD SOUTH VIC 3162	\$1,451,000	01-Jun-25
1/35 GOE STREET CAULFIELD SOUTH VIC 3162	\$1,430,000	15-Jun-25
2/60 SNOWDON AVENUE CAULFIELD VIC 3162	\$1,400,000	16-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 24 June 2025



**1/32 GOE STREET CAULFIELD
SOUTH VIC 3162**

3 2 2

Sold Price ^{RS} **\$1,451,000** Sold Date **01-Jun-25**

Distance **0km**



**1/35 GOE STREET CAULFIELD
SOUTH VIC 3162**

4 2 2

Sold Price ^{RS} **\$1,430,000** ^{UN} Sold Date **15-Jun-25**

Distance **0.06km**



**2/60 SNOWDON AVENUE
CAULFIELD VIC 3162**

3 2 2

Sold Price **\$1,400,000** Sold Date **16-Oct-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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