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	76 Bambra Road, Caulfield North Vic 3161

Indicative selling price

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

Single price $2,090,000

Median sale price

Median price $2,130,000 Property Type House Suburb Caulfield North

Period - From 29/03/2025 to 28/03/2026 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	132 Murray St CAULFIELD 3162	$2,000,000	27/03/2026
2	536 Glen Eira Rd CAULFIELD 3162	$2,015,000	11/11/2025
3	14 Rose Hill Av CAULFIELD NORTH 3161	$2,200,000	26/10/2025

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: 29/03/2026 13:20

76 Bambra Road, Caulfield North Vic 3161



4 2 2

Property Type: House
Land Size: 751 sqm approx

Agent Comments

Indicative Selling Price
$2,090,000
Median House Price
29/03/2025 - 28/03/2026: $2,130,000

Comparable Properties



132 Murray St CAULFIELD 3162 (REI)

4 2 3

Price: $2,000,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 793 sqm approx

Agent Comments



536 Glen Eira Rd CAULFIELD 3162 (REI/VG)

5 3 2

Price: $2,015,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



14 Rose Hill Av CAULFIELD NORTH 3161 (REI/VG)

3 1 1

Price: $2,200,000
Method: Sold Before Auction
Date: 26/10/2025
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

Account - Gary Peer & Associates Bentleigh | P: 88426800

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