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	1/1 Marara Road, Caulfield South Vic 3162

Indicative selling price

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

Range between $1,125,000 & $1,225,000

Median sale price

Median price $1,662,500 Property Type Townhouse Suburb Caulfield South

Period - From 14/04/2025 to 13/04/2026 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	1/244 Bambra Rd CAULFIELD SOUTH 3162	$1,236,000	22/02/2026
2	9/36 Union St BRIGHTON EAST 3187	$1,170,000	14/02/2026
3	379 Glen Eira Rd CAULFIELD NORTH 3161	$1,100,000	18/01/2026

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: 14/04/2026 11:26

1/1 Marara Road, Caulfield South Vic 3162

JellisCraig

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3 3 2

Property Type: Townhouse

Indicative Selling Price
$1,125,000 - $1,225,000
Median Townhouse Price
14/04/2025 - 13/04/2026: $1,662,500

Comparable Properties



1/244 Bambra Rd CAULFIELD SOUTH 3162 (REI)

3 2 2

Price: $1,236,000
Method: Auction Sale
Date: 22/02/2026
Property Type: Townhouse (Res)

Agent Comments



9/36 Union St BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,170,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)

Agent Comments



379 Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)

3 2 1

Price: $1,100,000
Method: Auction Sale
Date: 18/01/2026
Property Type: Townhouse (Res)

Agent Comments

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