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	2/209-211 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,185,000 Property Type Unit Suburb Caulfield South

Period - From 01/04/2026 to 30/06/2026 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	3/30 Neville St CARNEGIE 3163	$1,100,000	02/07/2026
2	300 Kooyong Rd CAULFIELD SOUTH 3162	$1,110,000	24/06/2026
3	1/14 Griffiths St CAULFIELD SOUTH 3162	$1,150,000	01/03/2026

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: 20/07/2026 08:16

2/209-211 Bambra Road, Caulfield South Vic 3162

Jack Slater
0430 283 724
jack@slaterlevin.com.au

SLATER & LEVIN

3 2 2

Rooms: 5
Property Type: Unit
Land Size: 266 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
June quarter 2026: $1,185,000

Comparable Properties



3/30 Neville St CARNEGIE 3163 (REI)

3 2 1

Price: $1,100,000
Method: Private Sale
Date: 02/07/2026
Property Type: Unit

Agent Comments

300 Kooyong Rd CAULFIELD SOUTH 3162 (REI)

3 1 3

Price: $1,110,000
Method: Private Sale
Date: 24/06/2026
Property Type: House (Res)

Agent Comments



1/14 Griffiths St CAULFIELD SOUTH 3162 (REI/VG)

3 1 2

Price: $1,150,000
Method: Auction Sale
Date: 01/03/2026
Property Type: Unit

Agent Comments

Account - Slater & Levin

REIV THE DIFFERENCE | propertydata.com.au

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