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	243 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 $1,835,000 Property Type House 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	1 Almond St CAULFIELD SOUTH 3162	$1,090,000	12/06/2026
2	2/40 Filbert St CAULFIELD SOUTH 3162	$1,083,000	17/05/2026
3	1245 Glen Huntly Rd CARNEGIE 3163	$1,050,000	28/03/2026

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: 04/08/2026 12:45

243 Bambra Road, Caulfield South Vic 3162

Jack Slater
0430 283 724
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3 2 2

Rooms: 5
Property Type: House
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2026: $1,835,000

Comparable Properties



1 Almond St CAULFIELD SOUTH 3162 (REI/VG)

3 1 2

Price: $1,090,000
Method: Sold Before Auction
Date: 12/06/2026
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments



2/40 Filbert St CAULFIELD SOUTH 3162 (REI)

3 1 1

Price: $1,083,000
Method: Auction Sale
Date: 17/05/2026
Property Type: Townhouse (Res)
Land Size: 324 sqm approx

Agent Comments



1245 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $1,050,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments

Account - Slater & Levin

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