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	106 Bambra Road, Caulfield Vic 3162

Indicative selling price

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

Range between $1,375,000 & $1,510,000

Median sale price

Median price $1,832,500 Property Type House Suburb Caulfield

Period - From 01/10/2022 to 31/12/2022 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	11 Bayview St ELSTERNWICK 3185	$1,458,000	15/10/2022
2	17 Laura St CAULFIELD SOUTH 3162	$1,395,000	16/12/2022
3			

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: 22/02/2023 11:39

106 Bambra Road, Caulfield Vic 3162



3-4 2 2

Property Type: House
Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price
$1,375,000 - $1,510,000
Median House Price
December quarter 2022: $1,832,500

Comparable Properties



11 Bayview St ELSTERNWICK 3185 (REI/VG)

3 1 2

Agent Comments

Price: $1,458,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 337 sqm approx



17 Laura St CAULFIELD SOUTH 3162 (REI)

3 1 2

Agent Comments

Price: $1,395,000
Method: Private Sale
Date: 16/12/2022
Property Type: House (Res)

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.

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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