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	2/193 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 & $1,050,000

Median sale price

Median price $1,145,000 Property Type Unit Suburb Caulfield South

Period - From 10/08/2024 to 09/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/86 Clarence Street Caulfield South VIC 3162	$1,125,000	26/11/2024
1/63 Filbert Street, Caulfield South, Vic 3162	$1,170,000	24/08/2024
2/24 Bent Street, Caulfield South	$1,250,000	05/10/2024

This Statement of Information was prepared on: 10/02/2025