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	245 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 $1,770,000 Property Type House Suburb Caulfield South

Period - From 01/01/2025 to 31/03/2025 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	2 Olinda St CAULFIELD SOUTH 3162	$1,085,000	07/03/2025
2	485 Hawthorn Rd CAULFIELD SOUTH 3162	$1,035,000	02/03/2025
3	10 Hawson Av GLEN HUNTLY 3163	$1,052,000	12/12/2024

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: 06/05/2025 17:53

Thomson:



3 1 2

Property Type: House (Residential)
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $1,770,000

Comparable Properties



2 Olinda St CAULFIELD SOUTH 3162 (REI/VG)

2 1 2

Price: $1,085,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 634 sqm approx

Agent Comments



485 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

2 1 2

Price: $1,035,000
Method: Private Sale
Date: 02/03/2025
Property Type: House (Res)

Agent Comments



10 Hawson Av GLEN HUNTLY 3163 (REI/VG)

3 1 2

Price: $1,052,000
Method: Sold Before Auction
Date: 12/12/2024
Property Type: House (Res)

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE | propertydata.com.au

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