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	224a Bambra Road, Caulfield South VIC 3162

Indicative selling price

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

Range between $1,625,000 & $1,775,000

Median sale price

Median price $1,720,000 Property Type Other Suburb Caulfield South

Period - From 28/11/2024 to 28/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9A Steele Street Caulfield South VIC 3162	$1,770,000	03/12/2024
1/16 Lockhart Street Caulfield VIC 3162	$1,770,000	23/03/2025
1/4-6 Augusta Street Glen Huntly VIC 3163	$1,710,000	22/05/2025

This Statement of Information was prepared on: 29/05/2025