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	388 Alma Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,228,000 Property Type House Suburb Caulfield North

Period - From 01/10/2024 to 30/09/2025 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	401 Glen Eira Rd CAULFIELD NORTH 3161	$2,350,000	13/09/2025
2	21 Kooyong Rd CAULFIELD NORTH 3161	$2,355,000	31/08/2025
3	13 Manor Gr CAULFIELD NORTH 3161	$2,348,000	06/07/2025

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: 22/10/2025 17:00

388 Alma Road, Caulfield North Vic 3161



3 2 2

Rooms: 7
Property Type: House
Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending September 2025: $2,228,000

Comparable Properties



401 Glen Eira Rd CAULFIELD NORTH 3161 (REI)

3 2 4

Price: $2,350,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments



21 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

4 2 2

Price: $2,355,000
Method: Auction Sale
Date: 31/08/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



13 Manor Gr CAULFIELD NORTH 3161 (VG)

3 - -

Price: $2,348,000
Method: Sale
Date: 06/07/2025
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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