# 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<br>Including suburb and postcode | 7/8 Bealiba Road, Caulfield South VIC 3162 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $1,020,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,035,250 | Property Type | Unit | Suburb | Caulfield South |
| Period - From | 10/06/2025 | to | 08/12/2025 | Source | Cotality™ |

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

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3/55-57 Glen Orme Avenue Ormond VIC 3204 | $1,000,000 | 02/08/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 10/12/2025