

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

1/1 Marara Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,655,000

Property Type

Townhouse

Suburb

Caulfield South

Period - From

24/03/2025

to

23/03/2026

Source

Property Data

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	1/244 Bambra Rd CAULFIELD SOUTH 3162	\$1,236,000	22/02/2026
2	9/36 Union St BRIGHTON EAST 3187	\$1,170,000	14/02/2026
3	379 Glen Eira Rd CAULFIELD NORTH 3161	\$1,100,000	18/01/2026

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:

24/03/2026 10:26

Jack Liu
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3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
24/03/2025 - 23/03/2026: \$1,655,000

Comparable Properties



1/244 Bambra Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,236,000

Method: Auction Sale

Date: 22/02/2026

Property Type: Townhouse (Res)



9/36 Union St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,170,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



379 Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Auction Sale

Date: 18/01/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604