

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

1/367 Alma Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$1,967,500

Property Type

House

Suburb

Caulfield North

Period - From

01/04/2026

to

30/06/2026

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	7/17 Johnson St ST KILDA EAST 3183	\$1,150,000	02/09/2026
2	76 Kambrook Rd CAULFIELD NORTH 3161	\$1,235,000	18/08/2026
3	1/41 Kooyong Rd CAULFIELD NORTH 3161	\$1,200,000	16/08/2026

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:

10/09/2026 11:49

1/367 Alma Road, Caulfield North Vic 3161



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
June quarter 2026: \$1,967,500

Comparable Properties



7/17 Johnson St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 02/09/2026
Property Type: Apartment



76 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,235,000
Method: Private Sale
Date: 18/08/2026
Property Type: House
Land Size: 277 sqm approx



1/41 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 16/08/2026
Property Type: Unit

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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