

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

12B Eumeralla Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$2,450,000

&

\$2,600,000

Median sale price

Median price

\$1,772,500

Property Type

House

Suburb

Caulfield South

Period - From

01/01/2026

to

31/03/2026

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	2/1 Stephens St CAULFIELD 3162	\$2,475,000	16/12/2025
2	3/1 Stephens St CAULFIELD 3162	\$2,522,888	14/12/2025
3			

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:

08/05/2026 10:23



Property Type:
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,600,000
Median House Price
March quarter 2026: \$1,772,500

Comparable Properties



2/1 Stephens St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$2,475,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)
Land Size: 208 sqm approx



3/1 Stephens St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$2,522,888
Method: Auction Sale
Date: 14/12/2025
Property Type: Townhouse (Res)

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.