

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

147B Bambra Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,680,000

&

\$1,845,000

Median sale price

Median price \$1,805,000

Property Type House

Suburb Caulfield

Period - From 01/10/2025

to 31/12/2025

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	87a Kambrook Rd CAULFIELD NORTH 3161	\$1,710,000	29/03/2026
2	1/19 Albert St CAULFIELD NORTH 3161	\$1,736,000	29/11/2025
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:

01/04/2026 16:40



 4  3  2

Property Type: Townhouse (Res)

Land Size: 383 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,845,000

Median House Price

December quarter 2025: \$1,805,000

Comparable Properties



87a Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 4  3  2

Price: \$1,710,000

Method: Auction Sale

Date: 29/03/2026

Property Type: Townhouse (Single)



1/19 Albert St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,736,000

Method: Auction Sale

Date: 29/11/2025

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.

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