

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

187 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,835,000 Property Type House Suburb Caulfield South

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	15 Service St CAULFIELD NORTH 3161	\$1,650,000	21/06/2026
2	17 Pearce St CAULFIELD SOUTH 3162	\$1,775,000	14/06/2026
3	1281 Glen Huntly Rd CARNEGIE 3163	\$1,620,000	21/05/2026

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:

28/09/2026 10:40

187 Bambra Road, Caulfield South Vic 3162



 4  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
June quarter 2026: \$1,835,000

Comparable Properties



15 Service St CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  1  2

Price: \$1,650,000
Method: Auction Sale
Date: 21/06/2026
Property Type: House (Res)
Land Size: 488 sqm approx



17 Pearce St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  2  4

Price: \$1,775,000
Method: Auction Sale
Date: 14/06/2026
Property Type: House (Res)
Land Size: 645 sqm approx



1281 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 4  2  2

Price: \$1,620,000
Method: Sold Before Auction
Date: 21/05/2026
Property Type: House (Res)
Land Size: 613 sqm approx

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