

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

224a Bambra Road, Caulfield South VIC 3162

Indicative selling price

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

Range between

\$1,625,000

&

\$1,725,000

Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Caulfield South

Period - From

27/11/2024

to

26/05/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/16 Lockhart Street Caulfield VIC 3162	\$1,770,000	23/03/2025
42A Hartington Street Elsternwick VIC 3185	\$1,675,000	15/02/2025
48A Begonia Road Gardenvale VIC 3185	\$1,650,000	18/12/2024

This Statement of Information was prepared on:

27/05/2025