

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

26 Wanda Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$3,300,000

&

\$3,600,000

Median sale price

Median price \$2,080,500

Property Type House

Suburb Caulfield North

Period - From 01/07/2025

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	29 Northcote Rd ARMADALE 3143	\$3,650,000	29/08/2026
2	17 Otira Rd CAULFIELD NORTH 3161	\$3,305,000	08/07/2026
3	33 Halstead St CAULFIELD NORTH 3161	\$3,382,000	21/06/2026

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:

31/08/2026 12:42



5 5 4

Property Type: House (Res)
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,600,000
Median House Price
Year ending June 2026: \$2,080,500

Comparable Properties



29 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

4 2 1

Price: \$3,650,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)



17 Otira Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

5 2 4

Price: \$3,305,000
Method: Sold Before Auction
Date: 08/07/2026
Property Type: House (Res)
Land Size: 1025 sqm approx



33 Halstead St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

5 3 2

Price: \$3,382,000
Method: Auction Sale
Date: 21/06/2026
Property Type: House (Res)
Land Size: 675 sqm approx

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