

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

28 Wanda Road, Caulfield North VIC 3161

Indicative selling price

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

Range between

\$2,900,000

&

\$3,090,000

Median sale price

Median price

\$2,130,000

Property Type

House

Suburb

Caulfield North

Period - From

06/11/2025

to

05/05/2026

Source

pdol

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
334 Orrong Rd, Caulfield North Vic	\$2,800,000	22/03/2026
449 Glen Eira Rd, Caulfield North Vic	\$2,805,000	07/12/2025
18 Airdrie Rd, Caulfield North Vic	\$3,000,000	27/11/2025

This Statement of Information was prepared on:

06/05/2026