

# 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

335 Bambra Road, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### 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 | 413 Hawthorn Rd CAULFIELD SOUTH 3162 | \$1,200,000 | 27/05/2026   |
| 2 | 5 Birch St CAULFIELD SOUTH 3162      | \$1,100,000 | 25/03/2026   |
| 3 | 357a Bambra Rd CAULFIELD SOUTH 3162  | \$1,150,000 | 23/01/2026   |

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:

21/07/2026 15:26



2 1 2

**Property Type:** House (Res)

**Land Size:** 398 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

June quarter 2026: \$1,835,000

## Comparable Properties



**413 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

2 1 2

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 27/05/2026

**Property Type:** House (Res)



**5 Birch St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 25/03/2026

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**357a Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 23/01/2026

**Property Type:** House (Res)

**Account - Besser & Co EA** | P: 03 9531 1000



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