

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

5/34 Bambra Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$610,000 & \$670,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Caulfield North

Period - From 01/01/2024 to 31/12/2024 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	8/5 Derby Cr CAULFIELD EAST 3145	\$660,000	19/12/2024
2	7/722 Inkerman Rd CAULFIELD NORTH 3161	\$637,000	16/11/2024
3	22/488 Glen Huntly Rd ELSTERNWICK 3185	\$658,880	03/09/2024

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:

13/02/2025 10:19



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/5 Derby Cr CAULFIELD EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit



7/722 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 2 1

Price: \$637,000
Method: Sold Before Auction
Date: 16/11/2024
Property Type: Apartment



22/488 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$658,880
Method: Private Sale
Date: 03/09/2024
Property Type: Apartment