

# 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<br>Including suburb and<br>postcode | 298 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 \$970,000 & \$1,065,000

### Median sale price

|               |             |               |            |        |                 |
|---------------|-------------|---------------|------------|--------|-----------------|
| Median price  | \$1,980,000 | Property Type | House      | Suburb | Caulfield South |
| Period - From | 01/07/2025  | to            | 30/09/2025 | 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 | 352 Bambra Rd CAULFIELD SOUTH 3162 | \$1,150,000 | 12/09/2025   |
| 2 | 907 Glen Huntly Rd CAULFIELD 3162  | \$1,065,000 | 19/08/2025   |
| 3 | 2 Jenkins St CAULFIELD SOUTH 3162  | \$1,125,000 | 01/06/2025   |

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: 14/10/2025 17:20