

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

Bealiba Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,100,000

&

\$2,210,000

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	37 Laura St CAULFIELD SOUTH 3162	\$2,120,000	26/10/2025
2	14 Rose Hill Av CAULFIELD NORTH 3161	\$2,200,000	26/10/2025
3	11 Harcourt Av CAULFIELD 3162	\$2,138,000	16/10/2025

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:

05/11/2025 18:25



Property Type:
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,210,000
Median House Price
September quarter 2025: \$1,980,000

Comparable Properties



37 Laura St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$2,120,000
Method: Auction Sale
Date: 26/10/2025
Property Type: House (Res)
Land Size: 748 sqm approx



14 Rose Hill Av CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$2,200,000
Method: Sold Before Auction
Date: 26/10/2025
Property Type: House (Res)
Land Size: 720 sqm approx



11 Harcourt Av CAULFIELD 3162 (REI)

Agent Comments



Price: \$2,138,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)

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