

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

32a Bealiba Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,670,000

Property Type

Townhouse

Suburb

Caulfield South

Period - From

23/06/2025

to

22/06/2026

Source

Property Data

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	87b Kambrook Rd CAULFIELD NORTH 3161	\$1,715,000	14/06/2026
2	87a Kambrook Rd CAULFIELD NORTH 3161	\$1,710,000	29/03/2026
3	4B Howard Av ORMOND 3204	\$1,750,000	21/03/2026

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:

23/06/2026 08:21



Dion Besser

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Indicative Selling Price

\$1,650,000

Median Townhouse Price

23/06/2025 - 22/06/2026: \$1,670,000



4 2 2

Property Type: Townhouse (Res)

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



87b Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

4 3 2

Price: \$1,715,000

Method: Auction Sale

Date: 14/06/2026

Property Type: Townhouse (Res)



87a Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

4 3 2

Price: \$1,710,000

Method: Auction Sale

Date: 29/03/2026

Property Type: Townhouse (Single)

Land Size: 276 sqm approx



4B Howard Av ORMOND 3204 (REI)

Agent Comments

4 3 2

Price: \$1,750,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

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



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