

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,185,000

Property Type

Unit

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	53 Jupiter St CAULFIELD SOUTH 3162	\$1,000,000	30/06/2026
2	1 Almond St CAULFIELD SOUTH 3162	\$1,090,000	12/06/2026
3	5 Birch St CAULFIELD SOUTH 3162	\$1,100,000	25/03/2026

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:

07/08/2026 15:19



2 1 2

Property Type: House
Land Size: 398 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
June quarter 2026: \$1,185,000

Comparable Properties



53 Jupiter St CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 1

Price: \$1,000,000
Method: Sold Before Auction
Date: 30/06/2026
Property Type: House (Res)
Land Size: 293 sqm approx



1 Almond St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 2

Price: \$1,090,000
Method: Sold Before Auction
Date: 12/06/2026
Property Type: House (Res)
Land Size: 276 sqm approx



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

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