



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

87a Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,450,000

Property Type

Townhouse

Suburb

Caulfield North

Period - From

10/03/2025

to

09/03/2026

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	1/32 Kambrook Rd CAULFIELD NORTH 3161	\$2,120,000	03/01/2026
2	353a Glen Eira Rd CAULFIELD NORTH 3161	\$1,950,000	14/12/2025
3			

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:

10/03/2026 16:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median Townhouse Price
10/03/2025 - 09/03/2026: \$1,450,000

Comparable Properties

1/32 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$2,120,000
Method:
Date: 03/01/2026
Property Type: Townhouse (Single)



353a Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 14/12/2025
Property Type: Townhouse (Single)

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.

Account - Buxton | P: 03 9563 9933



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