

# 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

12 Beresford Street, Caulfield North Vic 3161
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$2,000,000
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 & 

\$2,200,000
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### Median sale price

Median price 

\$2,130,000
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 Property Type 

House
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 Suburb 

Caulfield North
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Period - From 

01/04/2025
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 to 

31/03/2026
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 Source 

REIV
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### 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.

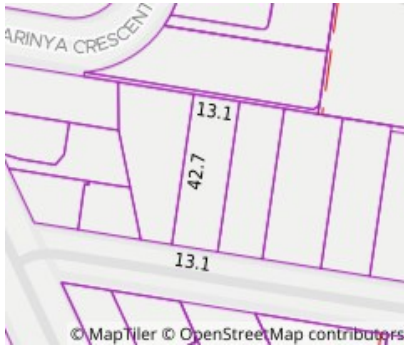
	Address of comparable property	Price	Date of sale
1	76 Bamba Rd CAULFIELD NORTH 3161	\$2,030,000	02/04/2026
2	8b Sylverly Gr CAULFIELD 3162	\$2,100,000	27/02/2026
3	5 Hawthorn Av CAULFIELD NORTH 3161	\$2,100,000	30/11/2025

**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:

21/04/2026 13:24
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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 559 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 Year ending March 2026: \$2,130,000

## Comparable Properties



**76 Bambra Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$2,030,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** House (Res)  
**Land Size:** 751 sqm approx



**8b Sylverly Gr CAULFIELD 3162 (REI/VG)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Sold Before Auction  
**Date:** 27/02/2026  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx



**5 Hawthorn Av CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Auction Sale  
**Date:** 30/11/2025  
**Property Type:** House (Res)  
**Land Size:** 505 sqm approx

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