

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 5/50 Kambrook Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$1,175,000

Median sale price

Median price \$1,450,000

Property Type Townhouse

Suburb Caulfield North

Period - From 17/02/2025

to 16/02/2026

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	3/18-20 Narong Rd CAULFIELD NORTH 3161	\$966,000	24/10/2025
2	3/43 Pental Rd CAULFIELD NORTH 3161	\$980,000	09/10/2025
3	1/2a Kean St CAULFIELD SOUTH 3162	\$1,150,000	29/09/2025

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:

17/02/2026 09:53

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 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,175,000
Median Townhouse Price
17/02/2025 - 16/02/2026: \$1,450,000

Comparable Properties



3/18-20 Narong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  1  1

Price: \$966,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: Townhouse (Res)

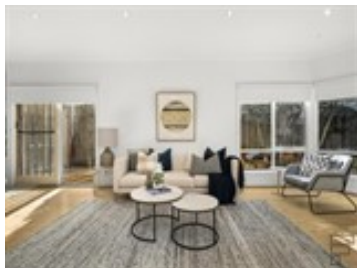


3/43 Pental Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  1  1

Price: \$980,000
Method: Private Sale
Date: 09/10/2025
Property Type: Apartment



1/2a Kean St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,150,000
Method: Private Sale
Date: 29/09/2025
Property Type: Unit

Account - Jellis Craig | P: 03 88498088