

# 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 Marara Road, Caulfield South VIC 3162

### Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

### Median sale price

Median price

\$1,825,000

Property Type

House

Suburb

Caulfield South

Period - From

27/08/2025

to

26/02/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property      | Price       | Date of sale |
|-------------------------------------|-------------|--------------|
| 9b Marara Rd, Caulfield South Vic   | \$3,250,000 | 08/11/2025   |
| 9a Bundeera Rd, Caulfield South Vic | \$2,570,000 | 13/10/2025   |
| 132b Bambra Rd, Caulfield Vic       | \$2,860,000 | 19/11/2025   |

This Statement of Information was prepared on:

27/02/2026

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.