

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

62 Bealiba Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,820,000 Property Type House Suburb Caulfield South

Period - From 03/03/2025 to 02/03/2026 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	37 Laura St CAULFIELD SOUTH 3162	\$2,120,000	26/10/2025
2	42 Sycamore St CAULFIELD SOUTH 3162	\$2,205,000	18/10/2025
3	43 Narrawong Rd CAULFIELD SOUTH 3162	\$2,280,000	11/09/2025

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:

03/03/2026 11:11



 4
  2
  2

Rooms: 7

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

03/03/2025 - 02/03/2026: \$1,820,000

Comparable Properties



37 Laura St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$2,120,000

Method: Auction Sale

Date: 26/10/2025

Property Type: House (Res)

Land Size: 748 sqm approx



42 Sycamore St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$2,205,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 483 sqm approx



43 Narrawong Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 5
  3
  2

Price: \$2,280,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Land Size: 576 sqm approx

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289