

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 32 Bundeera Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

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	36 Lubrano St BRIGHTON EAST 3187	\$2,675,000	03/12/2025
2	7 Ellington St CAULFIELD SOUTH 3162	\$2,610,000	26/11/2025
3	54 Clinton St BRIGHTON EAST 3187	\$2,600,000	06/10/2025

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 12:04



4 3 2

Rooms: 10
Property Type: House (Res)
Land Size: 632 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,700,000
Median House Price
 03/03/2025 - 02/03/2026: \$1,820,000

Comparable Properties



36 Lubrano St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,675,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 667 sqm approx



7 Ellington St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

5 2 2

Price: \$2,610,000
Method: Private Sale
Date: 26/11/2025
Property Type: House (Res)
Land Size: 758 sqm approx



54 Clinton St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 4 2

Price: \$2,600,000
Method: Sold Before Auction
Date: 06/10/2025
Property Type: House (Res)
Land Size: 334 sqm approx

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