

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

1b Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,320,000

&

\$1,380,000

Median sale price

Median price \$1,825,000

Property Type House

Suburb Caulfield South

Period - From 01/07/2025

to

30/06/2026

Source REIV

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	243 Bambra Rd CAULFIELD SOUTH 3162	\$1,312,500	19/08/2026
2	129a Sycamore St CAULFIELD SOUTH 3162	\$1,378,000	08/08/2026
3	3/30 Gardenia Rd GARDENVALE 3185	\$1,320,000	18/04/2026

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:

07/09/2026 10:22