

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

406/356 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Caulfield North

Period - From 01/01/2024

to 31/12/2024

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	403/7 White St WINDSOR 3181	\$1,160,000	07/03/2025
2	9/3 Wilks St CAULFIELD NORTH 3161	\$1,183,000	16/10/2024
3			

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:

01/04/2025 15:26



 3  2  2

Property Type: Apartment
Land Size: 1308 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending December 2024: \$655,000

Comparable Properties



403/7 White St WINDSOR 3181 (REI)

Agent Comments

 3  2  2

Price: \$1,160,000
Method: Private Sale
Date: 07/03/2025
Property Type: Apartment



9/3 Wilks St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,183,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)

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.

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