

# 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

1/400 Dandenong Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between

\$440,000

&

\$480,000

### Median sale price

Median price

\$671,500

Property Type

Unit

Suburb

Caulfield North

Period - From

01/04/2024

to

31/03/2025

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 | 7/328 Dandenong Rd ST KILDA EAST 3183 | \$450,000 | 19/03/2025   |
| 2 | 7/29 Kooyong Rd ARMADALE 3143         | \$495,000 | 01/03/2025   |
| 3 | 5/2 Wando Gr ST KILDA EAST 3183       | \$490,000 | 15/01/2025   |

**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:

23/04/2025 13:20



 2  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

Year ending March 2025: \$671,500

## Comparable Properties



**7/328 Dandenong Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 19/03/2025

**Property Type:** Apartment



**7/29 Kooyong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$495,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Unit



**5/2 Wando Gr ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 15/01/2025

**Property Type:** Unit

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088