

# 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

102/344 Orrong 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

\$250,000

&

\$275,000

### Median sale price

Median price

\$686,750

Property Type

Unit

Suburb

Caulfield North

Period - From

01/01/2025

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	2/314 Inkerman St ST KILDA EAST 3183	\$272,500	09/04/2025
2	3/6 Cardigan St ST KILDA EAST 3183	\$270,000	15/03/2025
3	3/104 Alexandra St ST KILDA EAST 3183	\$268,000	11/01/2025

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:

30/06/2025 13:52



1  
 1  
 1

**Property Type:** Apartment

**Land Size:** 44 sqm approx

Agent Comments

**Indicative Selling Price**

\$250,000 - \$275,000

**Median Unit Price**

March quarter 2025: \$686,750

## Comparable Properties



**2/314 Inkerman St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$272,500

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** Apartment



**3/6 Cardigan St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$270,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Rooms:** 3

**Property Type:** Apartment



**3/104 Alexandra St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

1  
 1  
 1

**Price:** \$268,000

**Method:** Private Sale

**Date:** 11/01/2025

**Property Type:** Apartment

**Account - Thomson** | P: 03 95098244 | F: 95009693



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