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	104/286 Hawthorn Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$350,000	&	\$380,000
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Median sale price

Median price	\$625,000	Pro	pperty Type Uni	t		Suburb	Caulfield North
Period - From	24/09/2024	to	23/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	19/49 Clarence St ELSTERNWICK 3185	\$350,000	04/08/2025
2	214/1 Village Mews CAULFIELD NORTH 3161	\$375,000	13/06/2025
3	12/9 Wyuna Rd CAULFIELD NORTH 3161	\$360,000	29/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/09/2025 10:04
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Property Type:Agent Comments

Indicative Selling Price \$350,000 - \$380,000 Median Unit Price 24/09/2024 - 23/09/2025: \$625,000

Comparable Properties



19/49 Clarence St ELSTERNWICK 3185 (REI/VG)

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Agent Comments

Price: \$350,000 **Method:** Private Sale **Date:** 04/08/2025

Property Type: Apartment



214/1 Village Mews CAULFIELD NORTH 3161 (REI/VG)

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Agent Comments

Price: \$375,000 **Method:** Private Sale **Date:** 13/06/2025

Property Type: Apartment



12/9 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

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Agent Comments

Price: \$360,000 **Method:** Private Sale **Date:** 29/04/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



