

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

105/402 Dandenong Road, Caulfield North, Vic 3161

Indicative selling price

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

Single price \$520,000

Median sale price

Median price

\$610,000

Property type

Unit

Suburb

Caulfield North

Period - From

01/10/2024

to

30/09/2025

Source



PropTrack

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
8/388 Dandenong Road, Caulfield North, VIC 3161	\$530,000	19/05/2025
24/4A Lansdowne Road, St Kilda East, VIC 3183	\$520,000	24/10/2025
201/500 Dandenong Road, Caulfield North, VIC 3161	\$510,000	12/05/2025

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: 28/10/2025