

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

106/144 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$500,000

&

\$530,000

Median sale price

Median price

\$665,500

Property Type

Unit

Suburb

Caulfield North

Period - From

01/07/2024

to

30/06/2025

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	140/11 Bond St CAULFIELD NORTH 3161	\$528,000	04/09/2025
2	11/496 Dandenong Rd CAULFIELD NORTH 3161	\$500,000	22/08/2025
3	104/8 Bond St CAULFIELD NORTH 3161	\$510,000	26/06/2025

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:

22/09/2025 12:03



2 1 1

Property Type: Apartment

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

Year ending June 2025: \$665,500

Comparable Properties



140/11 Bond St CAULFIELD NORTH 3161 (REI)

Agent Comments

2 2 1

Price: \$528,000

Method: Auction Sale

Date: 04/09/2025

Property Type: Apartment



11/496 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 22/08/2025

Property Type: Apartment



104/8 Bond St CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: Apartment