

# 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

109/402 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

\$330,000

&

\$360,000

### Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/01/2024

to

31/12/2024

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.

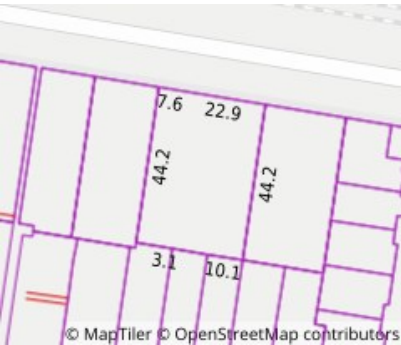
	Address of comparable property	Price	Date of sale
1	122/15 Clifton St PRAHRAN 3181	\$360,000	22/01/2025
2	5/299 Dandenong Rd PRAHRAN 3181	\$349,000	20/11/2024
3	6/31 Blenheim St BALACLAVA 3183	\$343,000	18/10/2024

**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:

02/03/2025 16:16



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending December 2024: \$655,000

## Comparable Properties



122/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$360,000

Method: Private Sale

Date: 22/01/2025

Property Type: Apartment



5/299 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$349,000

Method: Private Sale

Date: 20/11/2024

Property Type: Apartment



6/31 Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments

1 Bed 1 Bath - Car

Price: \$343,000

Method: Private Sale

Date: 18/10/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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