

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 206/462 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$667,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2024 to 30/09/2025 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	16/618 Inkerman Rd CAULFIELD NORTH 3161	\$785,000	18/09/2025
2	5/237 Dandenong Rd WINDSOR 3181	\$805,000	14/06/2025
3	5/501 Orrong Rd ARMADALE 3143	\$820,000	03/06/2025

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: 30/10/2025 13:42



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median Unit Price
 Year ending September 2025: \$667,000

Comparable Properties



16/618 Inkerman Rd CAULFIELD NORTH 3161 (REI)

[Agent Comments](#)



Price: \$785,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: Apartment



5/237 Dandenong Rd WINDSOR 3181 (REI/VG)

[Agent Comments](#)



Price: \$805,000
Method: Expression of Interest
Date: 14/06/2025
Property Type: Apartment



5/501 Orrong Rd ARMADALE 3143 (VG)

[Agent Comments](#)



Price: \$820,000
Method: Sale
Date: 03/06/2025
Property Type: Strata Unit/Flat

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