

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

3/18-20 Narong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2025 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	2/13 Linlithgow Av CAULFIELD NORTH 3161	\$918,000	24/08/2025
2	5/20 Kooyong Rd CAULFIELD NORTH 3161	\$870,000	15/06/2025
3	1/22 Wyuna Rd CAULFIELD NORTH 3161	\$867,000	31/05/2025

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:

29/09/2025 18:47



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Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median Unit Price
June quarter 2025: \$635,000

Comparable Properties



2/13 Linlithgow Av CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  1  1

Price: \$918,000
Method: Auction Sale
Date: 24/08/2025
Property Type: Unit



5/20 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  1  1

Price: \$870,000
Method: Auction Sale
Date: 15/06/2025
Property Type: Apartment
Land Size: 1301 sqm approx



1/22 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  2  1

Price: \$867,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit

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