

## 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

310/356 ORRONG 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) (\*Delete single price or range as applicable)

Single Price

\$380,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

405/15 BOND STREET CAULFIELD NORTH VIC 3161	\$390,000	08-Mar-26
105/132 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$390,000	10-Nov-25
3/46 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$385,000	12-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 26 March 2026



**405/15 BOND STREET CAULFIELD NORTH VIC 3161**

1 1 1

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date **08-Mar-26**

Distance **2.7km**



**105/132 BALACLAVA ROAD CAULFIELD NORTH VIC 3161**

1 1 1

Sold Price

**\$390,000**

Sold Date **10-Nov-25**

Distance **1.1km**



**3/46 ALEXANDRA STREET ST KILDA EAST VIC 3183**

1 1 1

Sold Price

**\$385,000**

Sold Date **12-Jan-26**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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