

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

410C Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,280,000

Property Type

Townhouse

Suburb

Caulfield North

Period - From

11/08/2024

to

10/08/2025

Source

Property Data

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	1 Boondara Gr ST KILDA EAST 3183	\$1,508,000	15/06/2025
2	2/5 Dean Av ST KILDA EAST 3183	\$1,525,000	29/05/2025
3	204/56 Wattletree Rd ARMADALE 3143	\$1,510,000	26/05/2025

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:

11/08/2025 11:10



 3  2  2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 2173 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median Townhouse Price
11/08/2024 - 10/08/2025: \$1,280,000

Comparable Properties



1 Boondara Gr ST KILDA EAST 3183 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,508,000
Method: Auction Sale
Date: 15/06/2025
Property Type: House (Res)
Land Size: 266 sqm approx



2/5 Dean Av ST KILDA EAST 3183 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,525,000
Method: Private Sale
Date: 29/05/2025
Property Type: Townhouse (Single)



204/56 Wattletree Rd ARMADALE 3143 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,510,000
Method: Private Sale
Date: 26/05/2025
Property Type: Apartment

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