

# 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

5/500 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)

Single price

\$559,000

### 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	8/388 Dandenong Rd CAULFIELD NORTH 3161	\$530,000	05/06/2025
2	7/215 Alma Rd ST KILDA EAST 3183	\$551,000	22/03/2025
3			

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:

05/08/2025 16:04



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$559,000  
**Median Unit Price**  
June quarter 2025: \$635,000

## Comparable Properties



**8/388 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 05/06/2025  
**Property Type:** Apartment



**7/215 Alma Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$551,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** Apartment

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.

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**



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