

# 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

5/38 Narong 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)

Range between \$920,000 & \$1,000,000

### Median sale price

Median price \$1,965,000 Property Type House 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 | 1/52 Balston St BALACLAVA 3183       | \$1,100,000 | 30/08/2025   |
| 2 | 11/1a Ripley Gr CAULFIELD NORTH 3161 | \$1,005,000 | 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: 17/09/2025 09:08



 3    2    2

Property Type:  
Agent Comments

Indicative Selling Price  
\$920,000 - \$1,000,000  
Median House Price  
June quarter 2025: \$1,965,000

## Comparable Properties



1/52 Balston St BALACLAVA 3183 (REI)

Agent Comments

 3    2    1

Price: \$1,100,000  
Method: Auction Sale  
Date: 30/08/2025  
Property Type: Townhouse (Res)



11/1a Ripley Gr CAULFIELD NORTH 3161 (REI)

Agent Comments

 3    2    2

Price: \$1,005,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: Townhouse (Res)

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.