

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

510 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$1,475,000

Median sale price

Median price

\$1,380,000

Property Type

Townhouse

Suburb

Caulfield North

Period - From

24/11/2024

to

23/11/2025

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 Kalymna Gr ST KILDA EAST 3183	\$1,512,000	26/09/2025
2	2b Hudson St CAULFIELD NORTH 3161	\$1,350,000	28/08/2025
3	53a Ercildoune St CAULFIELD NORTH 3161	\$1,575,000	17/08/2025

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:

24/11/2025 11:27



Dion Besser
9531 1000

0412 556 443

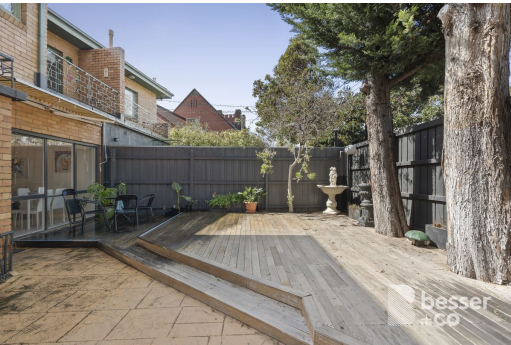
dion@besserco.com.au

Indicative Selling Price

\$1,475,000

Median Townhouse Price

24/11/2024 - 23/11/2025: \$1,380,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



1 Kalymna Gr ST KILDA EAST 3183 (REI)

Agent Comments

3 1 -

Price: \$1,512,000

Method: Sold Before Auction

Date: 26/09/2025

Property Type: House (Res)

Land Size: 279 sqm approx



2b Hudson St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 1 2

Price: \$1,350,000

Method: Private Sale

Date: 28/08/2025

Property Type: House

Land Size: 411 sqm approx



53a Ercildoune St CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 1

Price: \$1,575,000

Method: Auction Sale

Date: 17/08/2025

Property Type: House (Res)

Land Size: 407 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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