

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

8/388 DANDENONG ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

202/20 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$565,000	04-Dec-24
7/92 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$540,000	28-Aug-24
102/20 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$595,000	26-Mar-25

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: 31 March 2025

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**202/20 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$565,000** Sold Date **04-Dec-24**

Distance **1.36km**



**7/92 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$540,000** Sold Date **28-Aug-24**

Distance **1.61km**



**102/20 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price ^{RS} **\$595,000** ^{UN} Sold Date **26-Mar-25**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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