

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

8/472 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$348,000 & \$375,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Caulfield North

Period - From 26/03/2024 to 25/03/2025 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	12/23 Kooyong Rd ARMADALE 3143	\$370,000	16/01/2025
2	303/144 Hawthorn Rd CAULFIELD NORTH 3161	\$355,000	07/11/2024
3	8/9 Ascot St MALVERN 3144	\$375,000	06/11/2024

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: 26/03/2025 08:30



 1
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  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$348,000 - \$375,000

Median Unit Price

26/03/2024 - 25/03/2025: \$600,000

Comparable Properties



12/23 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments

 1
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Price: \$370,000

Method: Private Sale

Date: 16/01/2025

Property Type: Apartment



303/144 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

 1
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Price: \$355,000

Method: Auction Sale

Date: 07/11/2024

Property Type: Apartment



8/9 Ascot St MALVERN 3144 (REI/VG)

Agent Comments

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  1

Price: \$375,000

Method: Private Sale

Date: 06/11/2024

Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372