

# 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

8/59 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)

Single price

\$329,000

### Median sale price

Median price

\$686,750

Property Type

Unit

Suburb

Caulfield North

Period - From

01/01/2025

to

31/03/2025

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	17/15 Cardigan St ST KILDA EAST 3183	\$325,000	20/02/2025
2	1/329 Orrong Rd ST KILDA EAST 3183	\$312,500	15/02/2025
3	5/9 Denbigh Rd ARMADALE 3143	\$320,000	29/01/2025

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:

16/06/2025 08:14



Property Type:  
Agent Comments

Indicative Selling Price  
\$329,000  
Median Unit Price  
March quarter 2025: \$686,750

## Comparable Properties



17/15 Cardigan St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$325,000  
Method: Private Sale  
Date: 20/02/2025  
Property Type: Apartment  
Land Size: 946 sqm approx



1/329 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$312,500  
Method: Sold Before Auction  
Date: 15/02/2025  
Property Type: Apartment



5/9 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$320,000  
Method: Private Sale  
Date: 29/01/2025  
Property Type: Apartment