

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

102/157 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$460,000 & \$495,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Caulfield North

Period - From 01/07/2025 to 30/06/2026 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	106/1 Wilks St CAULFIELD NORTH 3161	\$475,000	12/05/2026
2	106/157 Balaclava Rd CAULFIELD NORTH 3161	\$488,000	04/03/2026
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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: 10/08/2026 16:52



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$495,000

Median Unit Price

Year ending June 2026: \$650,000

Comparable Properties



106/1 Wilks St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 12/05/2026

Property Type: Apartment



106/157 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**



Price: \$488,000

Method: Sold Before Auction

Date: 04/03/2026

Property Type: Apartment

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.

Account - RT Edgar Boroondara | P: 88882000



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