

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

102/344 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$520,000 & \$550,000

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	105/8 Bangs St PRAHRAN 3181	\$350,000	03/03/2025
2	204/126 Chapel St ST KILDA 3182	\$349,000	09/01/2025
3	5/40 Sycamore Gr BALACLAVA 3183	\$345,000	29/11/2024

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: 13/05/2025 10:17



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000 - \$550,000
Median Unit Price
March quarter 2025: \$686,750

Comparable Properties



105/8 Bangs St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$350,000
Method: Private Sale
Date: 03/03/2025
Property Type: Apartment



204/126 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$349,000
Method: Private Sale
Date: 09/01/2025
Property Type: Apartment



5/40 Sycamore Gr BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$345,000
Method: Private Sale
Date: 29/11/2024
Property Type: Apartment