

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

103/286 Hawthorn Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$1,075,000 Property Type Unit Suburb Caulfield

Period - From 01/01/2026 to 31/03/2026 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	101/132 Balaclava Rd CAULFIELD NORTH 3161	\$375,000	28/05/2026
2	118/1 Village Mews CAULFIELD NORTH 3161	\$383,000	14/04/2026
3	103/681 Inkerman Rd CAULFIELD NORTH 3161	\$387,500	09/04/2026

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:

16/06/2026 14:03



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
March quarter 2026: \$1,075,000

Comparable Properties



101/132 Balacclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 28/05/2026
Property Type: Apartment



118/1 Village Mews CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$383,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment



103/681 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$387,500
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment

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