

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

14/401 Alma Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$627,500

Property Type

Unit

Suburb

Caulfield North

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	6/19 Hawthorn Rd CAULFIELD NORTH 3161	\$400,000	22/02/2026
2	5/380 Inkerman St ST KILDA EAST 3183	\$392,000	12/12/2025
3	9/20 Bailey Av ARMADALE 3143	\$389,000	10/12/2025

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:

13/04/2026 17:46



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

March quarter 2026: \$627,500

Comparable Properties



6/19 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 22/02/2026

Property Type: Apartment



5/380 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 1  1  1

Price: \$392,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment



9/20 Bailey Av ARMADALE 3143 (REI/VG)

Agent Comments

 1  1  1

Price: \$389,000

Method: Private Sale

Date: 10/12/2025

Property Type: Apartment

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