

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

202/132 Balaclava Road, Caulfield North VIC 3161

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Caulfield North

Period - From

03/11/2025

to

02/05/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
105/157 Balaclava Road Caulfield North VIC 3161	\$665,000	04/12/2025
201/241 Balaclava Road Caulfield North VIC 3161	\$606,000	15/03/2026
312/138 Glen Eira Road Elsternwick VIC 3185	\$633,000	29/11/2025

This Statement of Information was prepared on:

04/05/2026