

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

2a Narong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$1,450,000

Property Type Townhouse

Suburb Caulfield North

Period - From 26/03/2025

to

25/03/2026

Source

Property Data

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	2/32 Kooyong Rd CAULFIELD NORTH 3161	\$1,010,000	14/12/2025
2	32 Carnarvon Rd CAULFIELD NORTH 3161	\$1,110,000	26/11/2025
3	4/10 Hudson St CAULFIELD NORTH 3161	\$1,240,000	12/11/2025

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:

26/03/2026 09:33



 2  1  1

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 161 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,050,000

Median Townhouse Price

26/03/2025 - 25/03/2026: \$1,450,000

Comparable Properties



2/32 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,010,000

Method: Auction Sale

Date: 14/12/2025

Property Type: Unit

Land Size: 196 sqm approx



32 Carnarvon Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,110,000

Method: Private Sale

Date: 26/11/2025

Property Type: House

Land Size: 178 sqm approx



4/10 Hudson St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,240,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480