

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

5/353 Alma Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$620,000

&

\$640,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/04/2025

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	18/109 Hotham St BALACLAVA 3183	\$640,000	19/04/2026
2	2/28 Elgin Av ARMADALE 3143	\$640,000	19/02/2026
3	9/353 Alma Rd CAULFIELD NORTH 3161	\$650,000	04/12/2025

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:

12/05/2026 15:20

5/353 Alma Road, Caulfield North Vic 3161



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000 - \$640,000
Median Unit Price
Year ending March 2026: \$645,000

Comparable Properties



18/109 Hotham St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Auction Sale
Date: 19/04/2026
Property Type: Apartment



2/28 Elgin Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: Apartment



9/353 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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