

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

5/92 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$570,000

&

\$620,000

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	122/11 Bond St CAULFIELD NORTH 3161	\$590,000	25/03/2026
2	201/241 Balaclava Rd CAULFIELD NORTH 3161	\$606,000	15/03/2026
3	107/144 Hawthorn Rd CAULFIELD NORTH 3161	\$595,000	11/12/2025

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:

19/05/2026 17:14



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
March quarter 2026: \$627,500

Comparable Properties



122/11 Bond St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment



201/241 Balacclava Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$606,000
Method: Auction Sale
Date: 15/03/2026
Property Type: Apartment



107/144 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$595,000
Method: Sold Before Auction
Date: 11/12/2025
Property Type: Apartment

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