

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

6/70 Orrong Crescent, Caulfield North VIC 3161

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Caulfield North

Period - From

31/10/2025

to

29/04/2026

Source

pdol

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
903/7 Evergreen Mews, Armadale Vic	\$1,131,000	16/02/2026
2/7 Ardoch Av, St Kilda East Vic	\$1,200,000	04/12/2025
6/1 Ardoch Av, St Kilda East Vic	\$1,160,000	02/11/2025

This Statement of Information was prepared on:

01/05/2026

6/70 Orrong Crescent, Caulfield North VIC 3161



3 1 2

Property Type: Unit
Jack Moss
0398321105
0439 378 954
jack.moss@marshallwhite.com.au
Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
Year ending April 2026: \$645,000

Comparable Properties



903/7 Evergreen Mews, Armadale Vic

3 2 2

Price: \$1,131,000
Method: Private Sale
Date: 16/02/2026
Property Type: Unit
Land Size:



2/7 Ardoch Av, St Kilda East Vic

3 2 1

Price: \$1,200,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Unit
Land Size: 150 sqm approx



6/1 Ardoch Av, St Kilda East Vic

3 1 1

Price: \$1,160,000
Method: Sold Before Auction
Date: 02/11/2025
Property Type: Unit
Land Size:

Account - Marshall White - Hawthorn | P: 98229999