

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

8/54 Narong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$310,000

&

\$340,000

Median sale price

Median price

\$686,750

Property Type

Unit

Suburb

Caulfield North

Period - From

01/01/2025

to

31/03/2025

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	1/329 Orrong Rd ST KILDA EAST 3183	\$312,500	15/02/2025
2	5/9 Denbigh Rd ARMADALE 3143	\$320,000	29/01/2025
3	11/18 Park Cr CAULFIELD NORTH 3161	\$315,000	13/12/2024

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:

30/04/2025 14:20



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
March quarter 2025: \$686,750

Comparable Properties



1/329 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$312,500
Method: Sold Before Auction
Date: 15/02/2025
Property Type: Apartment



5/9 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$320,000
Method: Private Sale
Date: 29/01/2025
Property Type: Apartment



11/18 Park Cr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

1 1 1

Price: \$315,000
Method: Sold Before Auction
Date: 13/12/2024
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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