

# 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 410/10 Station Street, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$702,500 Property Type Unit Suburb Caulfield North

Period - From 01/10/2025 to 31/12/2025 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	108/8 Station St CAULFIELD NORTH 3161	\$635,000	29/01/2026
2	304/144 Hawthorn Rd CAULFIELD NORTH 3161	\$610,000	01/10/2025
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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: 23/02/2026 12:47

410/10 Station Street, Caulfield North Vic 3161



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

December quarter 2025: \$702,500

## Comparable Properties



**108/8 Station St CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$635,000

**Method:** Private Sale

**Date:** 29/01/2026

**Property Type:** Apartment



**304/144 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)** Agent Comments



**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 01/10/2025

**Property Type:** Apartment

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.

**Account - Gary Peer & Associates** | P: 03 95631666 | F: 03 95631369



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