

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

4/92 Hawthorn Road, Caulfield North Vic 3161
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Indicative selling price

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

Range between

\$800,000

 &

\$880,000

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	1/8 Gordon Gr MALVERN 3144	\$800,000	23/10/2025
2	9/12 Wyuna Rd CAULFIELD NORTH 3161	\$832,000	11/10/2025
3	4/58 Sutherland Rd ARMADALE 3143	\$816,000	11/09/2025

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:

17/02/2026 17:15



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1211 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2025: \$702,500

Comparable Properties



1/8 Gordon Gr MALVERN 3144 (REI/VG)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Apartment



9/12 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$832,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)



4/58 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$816,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Apartment

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