

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 104/286 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$390,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Caulfield North

Period - From 10/02/2025 to 09/02/2026 Source Property Data

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	2/118 Murray St CAULFIELD 3162	\$392,500	09/12/2025
2	401/2 Caulfield Blvd CAULFIELD NORTH 3161	\$386,000	12/11/2025
3	105/132 Balaclava Rd CAULFIELD NORTH 3161	\$390,000	10/11/2025

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: 10/02/2026 14:42



Property Type:
Agent Comments

Indicative Selling Price
\$390,000
Median Unit Price
10/02/2025 - 09/02/2026: \$615,000

Comparable Properties



2/118 Murray St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$392,500
Method: Private Sale
Date: 09/12/2025
Property Type: Apartment



401/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$386,000
Method: Private Sale
Date: 12/11/2025
Property Type: Apartment



105/132 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment