

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

202/344 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$671,500 Property Type Unit Suburb Caulfield North

Period - From 01/01/2025 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	5/38 Elm Gr BALACLAVA 3183	\$520,000	29/01/2026
2	16/4a Lansdowne Rd ST KILDA EAST 3183	\$535,000	12/12/2025
3	17/496 Dandenong Rd CAULFIELD NORTH 3161	\$525,000	26/11/2025

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:

04/02/2026 09:42



Property Type:
Agent Comments

Indicative Selling Price
\$495,000 - \$540,000
Median Unit Price
Year ending December 2025: \$671,500

Comparable Properties



5/38 Elm Gr BALACLAVA 3183 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment



16/4a Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment



17/496 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289