

# 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

106/157 Balaclava Road, Caulfield North Vic 3161
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### Indicative selling price

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

Range between 

\$420,000
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 & 

\$460,000
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### Median sale price

Median price 

\$620,000
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 Property Type 

Unit
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 Suburb 

Caulfield North
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Period - From 

03/02/2025
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 to 

02/02/2026
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 Source 

Property Data
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### 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	13/388 Inkerman St ST KILDA EAST 3183	\$430,000	17/12/2025
2	13/400 Dandenong Rd CAULFIELD NORTH 3161	\$430,000	09/12/2025
3	201/56 Kambrook Rd CAULFIELD NORTH 3161	\$460,000	22/10/2025

**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: 

03/02/2026 13:39
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1   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

03/02/2025 - 02/02/2026: \$620,000

## Comparable Properties



**13/388 Inkerman St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** Apartment



**13/400 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 09/12/2025

**Property Type:** Apartment

**201/56 Kambrook Rd CAULFIELD NORTH 3161 (VG)**

Agent Comments

1   -   -

**Price:** \$460,000

**Method:** Sale

**Date:** 22/10/2025

**Property Type:** Strata Unit/Flat

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900