

# 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 5/496 Dandenong Road, 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 & \$650,000

### 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	17/194 Alma Rd ST KILDA EAST 3183	\$630,000	05/02/2026
2	12/6 Lansdowne Rd ST KILDA EAST 3183	\$660,000	24/01/2026
3	13/219-221 Alma Rd ST KILDA EAST 3183	\$621,000	23/01/2026

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: 27/02/2026 13:12

5/496 Dandenong Road, Caulfield North Vic 3161



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1092 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
December quarter 2025: \$702,500

## Comparable Properties



**17/194 Alma Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 05/02/2026  
**Property Type:** Apartment  
**Land Size:** 77 sqm approx



**12/6 Lansdowne Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 24/01/2026  
**Property Type:** Apartment



**13/219-221 Alma Rd ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$621,000  
**Method:** Private Sale  
**Date:** 23/01/2026  
**Property Type:** Apartment

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



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