

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

2/145 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$850,000 & \$930,000

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	2/13 Currawa St CAULFIELD 3162	\$857,500	03/12/2025
2	2/1-3 Pearce St CAULFIELD SOUTH 3162	\$918,000	03/12/2025
3	6/111 Hotham St ST KILDA EAST 3183	\$925,000	27/11/2025

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:

04/03/2026 10:18



2 2 1

Rooms: 3
Property Type: Villa
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median Unit Price
December quarter 2025: \$702,500

Comparable Properties



2/13 Currawa St CAULFIELD 3162 (REI/VG)

[Agent Comments](#)

2 2 2

Price: \$857,500
Method: Sold Before Auction
Date: 03/12/2025
Property Type: Unit



2/1-3 Pearce St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

2 1 1

Price: \$918,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: Unit



6/111 Hotham St ST KILDA EAST 3183 (REI)

[Agent Comments](#)

2 2 1

Price: \$925,000
Method: Auction Sale
Date: 27/11/2025
Property Type: Unit

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