

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

1/5 Norwood Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$2,138,500 Property Type House Suburb Caulfield North

Period - From 03/03/2025 to 02/03/2026 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	2/66a Balaclava Rd CAULFIELD NORTH 3161	\$1,750,000	01/03/2026
2	567 Dandenong Rd ARMADALE 3143	\$1,920,000	20/11/2025
3			

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: 03/03/2026 12:14

1/5 Norwood Road, Caulfield North Vic 3161

Ari Levin
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 3  2  2

Property Type: Apartment
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
03/03/2025 - 02/03/2026: \$2,138,500

Comparable Properties



2/66a Balaclava Rd CAULFIELD NORTH 3161 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,750,000
Method: Auction Sale
Date: 01/03/2026
Property Type: Apartment



567 Dandenong Rd ARMADALE 3143 (REI)

[Agent Comments](#)

 3  3  2

Price: \$1,920,000
Method: Expression of Interest
Date: 20/11/2025
Property Type: House (Res)

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.

Account - Slater & Levin



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