

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

205/500 DANDENONG ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

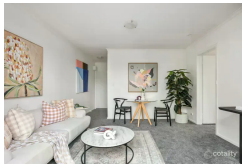
Date of sale

14/20 BAILEY AVENUE ARMADALE VIC 3143	\$360,000	02-Jun-25
103/344 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$380,000	03-Sep-25
111/881 HIGH STREET ARMADALE VIC 3143	\$345,000	19-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 07 November 2025



14/20 BAILEY AVENUE ARMADALE VIC 3143 Sold Price **\$360,000** Sold Date **02-Jun-25**

 1  1  1

Distance **0.16km**



103/344 ORRONG ROAD CAULFIELD NORTH VIC 3161 Sold Price **\$380,000** Sold Date **03-Sep-25**

 1  1  1

Distance **1.17km**



111/881 HIGH STREET ARMADALE VIC 3143 Sold Price ^{RS} **\$345,000** Sold Date **19-Aug-25**

 1  1  1

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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