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	106/144 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Single price	$485,000

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	201/687 Glen Huntly Rd CAULFIELD 3162	$505,000	05/12/2025
2	17/496 Dandenong Rd CAULFIELD NORTH 3161	$525,000	26/11/2025
3	612/803 Dandenong Rd MALVERN EAST 3145	$450,000	06/10/2025

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: 26/02/2026 09:21

106/144 Hawthorn Road, Caulfield North Vic 3161

JellisCraig

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2 1 1

Property Type: Apartment

Indicative Selling Price
$485,000
Median Unit Price
December quarter 2025: $702,500

Comparable Properties



201/687 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

2 2 1

Price: $505,000
Method: Private Sale
Date: 05/12/2025
Property Type: Apartment

Agent Comments



17/496 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $525,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment

Agent Comments



612/803 Dandenong Rd MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $450,000
Method: Private Sale
Date: 06/10/2025
Property Type: Apartment

Agent Comments

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