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	8/374 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $660,000 & $720,000

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	7/13 Hughenden Rd ST KILDA EAST 3183	$745,000	26/02/2026
2	5/85 Westbury St ST KILDA EAST 3183	$680,000	29/01/2026
3	4/68 Westbury St ST KILDA EAST 3183	$620,000	19/11/2025

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: 30/03/2026 15:35

8/374 Orrong Road, Caulfield North Vic 3161

Khom Falla
0497 282 260



1 1 1

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$660,000 - $720,000
Median Unit Price
December quarter 2025: $702,500

Comparable Properties



7/13 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $745,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Apartment

Agent Comments



5/85 Westbury St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $680,000
Method: Private Sale
Date: 29/01/2026
Property Type: Apartment

Agent Comments



4/68 Westbury St ST KILDA EAST 3183 (REI/VG)

2 1 -

Price: $620,000
Method: Private Sale
Date: 19/11/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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