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	2/374 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,000,000 & $1,090,000

Median sale price

Median price $642,000 Property Type Unit Suburb Caulfield North

Period - From 24/03/2024 to 23/03/2025 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	3/43 Gourlay St BALACLAVA 3183	$1,008,000	12/02/2025
2	4/75 Union St ARMADALE 3143	$1,040,000	17/12/2024
3	8/27 Grandview Gr PRAHRAN 3181	$1,115,000	24/10/2024

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: 24/03/2025 13:46

2/374 Orrong Road, Caulfield North Vic 3161



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,090,000
Median Unit Price
24/03/2024 - 23/03/2025: $642,000

Comparable Properties



3/43 Gourlay St BALACLAVA 3183 (REI)

2 2 1

Price: $1,008,000
Method: Auction Sale
Date: 12/02/2025
Property Type: Townhouse (Res)

Agent Comments



4/75 Union St ARMADALE 3143 (REI/VG)

2 2 2

Price: $1,040,000
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment

Agent Comments

8/27 Grandview Gr PRAHRAN 3181 (VG)

2 - -

Price: $1,115,000
Method: Sale
Date: 24/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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