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	15/10 Payne Street, Caulfield North Vic 3161

Indicative selling price

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

Range between $340,000 & $370,000

Median sale price

Median price $627,500 Property Type Unit Suburb Caulfield North

Period - From 01/01/2026 to 31/03/2026 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	204/1a Finch St MALVERN EAST 3145	$360,000	28/01/2026
2	213/801 Dandenong Rd MALVERN EAST 3145	$355,000	16/01/2026
3	10/9 Wyuna Rd CAULFIELD NORTH 3161	$370,000	29/12/2025

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: 29/04/2026 10:18

15/10 Payne Street, Caulfield North Vic 3161



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$340,000 - $370,000
Median Unit Price
March quarter 2026: $627,500

Comparable Properties

204/1a Finch St MALVERN EAST 3145 (REI/VG)

1 1 1

Agent Comments

Price: $360,000
Method: Private Sale
Date: 28/01/2026
Property Type: Unit

213/801 Dandenong Rd MALVERN EAST 3145 (VG)

1 - -

Agent Comments

Price: $355,000
Method: Sale
Date: 16/01/2026
Property Type: Strata Unit/Flat



10/9 Wyuna Rd CAULFIELD NORTH 3161 (VG)

1 - -

Agent Comments

Price: $370,000
Method: Sale
Date: 29/12/2025
Property Type: Strata Unit/Flat

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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