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	6/70 Orrong Crescent, Caulfield North VIC 3161

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $645,000 Property Type Unit Suburb Caulfield North

Period - From 14/11/2025 to 13/05/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/7 Ardoch Av, St Kilda East Vic	$1,200,000	04/12/2025
3/53 Narong Rd, Caulfield North Vic	$1,130,000	11/02/2026
6a Penleigh Ct, St Kilda East Vic	$1,160,000	27/03/2026

This Statement of Information was prepared on: 14/05/2026

6/70 Orrong Crescent, Caulfield North VIC 3161



3 1 2

Property Type: Unit

Jack Moss
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Indicative Selling Price
$1,100,000 - $1,210,000
Median House Price
Year ending May 2026: $645,000

Comparable Properties



2/7 Ardoch Av, St Kilda East Vic

3 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Unit
Land Size: 150 sqm approx



3/53 Narong Rd, Caulfield North Vic

3 1 1

Price: $1,130,000
Method: Private Sale
Date: 11/02/2026
Property Type: Unit
Land Size:



6a Penleigh Ct, St Kilda East Vic

2 2 2

Price: $1,160,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: Unit
Land Size: 160 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

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