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	5/378 Dandenong Road, Caulfield North VIC 3161

Indicative selling price

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

Range between $490,000 & $510,000

Median sale price

Median price $654,500 Property Type Unit Suburb Caulfield North

Period - From 12/01/2026 to 12/07/2026 Source Cotality™

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
13/62 Wattletree Road Armadale VIC 3143	$495,000	05/02/2026
3/3A Hughenden Road St Kilda East VIC 3183	$510,000	06/05/2026
106/1 Wilks Street Caulfield North VIC 3161	$475,000	16/05/2026

This Statement of Information was prepared on: 13/07/2026