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	403/144 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $395,000 & $434,500

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	12/8 Hudson St CAULFIELD NORTH 3161	$438,000	12/05/2026
2	511/10 Station St CAULFIELD NORTH 3161	$442,500	23/04/2026
3	3/8 Bond St CAULFIELD NORTH 3161	$425,000	21/04/2026

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: 17/06/2026 16:02

403/144 Hawthorn Road, Caulfield North Vic 3161



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$395,000 - $434,500
Median Unit Price
March quarter 2026: $627,500

Comparable Properties



12/8 Hudson St CAULFIELD NORTH 3161 (REI)

1 1 1

Price: $438,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment

Agent Comments

511/10 Station St CAULFIELD NORTH 3161 (REI/VG)

1 1 1

Price: $442,500
Method: Private Sale
Date: 23/04/2026
Property Type: Apartment

Agent Comments



3/8 Bond St CAULFIELD NORTH 3161 (REI/VG)

1 1 1

Price: $425,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment

Agent Comments

Account - Roving Real Estate

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