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	7/363-365 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

Median price $595,000 Property Type Unit Suburb Caulfield North

Period - From 26/06/2024 to 25/06/2025 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	17/153 Hawthorn Rd CAULFIELD NORTH 3161	$610,000	06/05/2025
2	7/172 Wattletree Rd MALVERN 3144	$615,000	30/04/2025
3	7/271 Balaclava Rd CAULFIELD NORTH 3161	$605,000	22/04/2025

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: 26/06/2025 15:33

7/363-365 Balaclava Road, Caulfield North Vic 3161



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $630,000
Median Unit Price
26/06/2024 - 25/06/2025: $595,000

Comparable Properties



17/153 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

2 - -

Price: $610,000
Method: Sale
Date: 06/05/2025
Property Type: Strata Unit/Flat

Agent Comments



7/172 Wattletree Rd MALVERN 3144 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment

Agent Comments



7/271 Balaclava Rd CAULFIELD NORTH 3161 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 22/04/2025
Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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