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	25b Orrong Grove, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $2,190,000 Property Type House Suburb Caulfield North

Period - From 01/01/2025 to 31/03/2025 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	4/16 Bambra Rd CAULFIELD NORTH 3161	$1,660,000	10/04/2025
2	4/24 Tennis Gr CAULFIELD NORTH 3161	$1,615,000	01/12/2024
3			

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: 29/04/2025 09:50

25b Orrong Grove, Caulfield North Vic 3161



3

Rooms: 5
Property Type: Flat
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
March quarter 2025: $2,190,000

Comparable Properties



4/16 Bambra Rd CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,660,000
Method: Auction Sale
Date: 10/04/2025
Property Type: Townhouse (Single)

Agent Comments



4/24 Tennis Gr CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $1,615,000
Method: Auction Sale
Date: 01/12/2024
Property Type: Unit

Agent Comments

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.

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