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	5/500 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Single price	$549,000

Median sale price

Median price	$635,000	Property Type	Unit	Suburb	Caulfield North
Period - From	01/04/2025	to	30/06/2025	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	11/496 Dandenong Rd CAULFIELD NORTH 3161	$500,000	22/08/2025
2	8/388 Dandenong Rd CAULFIELD NORTH 3161	$530,000	05/06/2025
3	201/500 Dandenong Rd CAULFIELD NORTH 3161	$510,000	10/05/2025

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: 25/08/2025 13:45

5/500 Dandenong Road, Caulfield North Vic 3161



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$549,000
Median Unit Price
June quarter 2025: $635,000

Comparable Properties



11/496 Dandenong Rd CAULFIELD NORTH 3161 (REI)

2 1 1

Agent Comments

Price: $500,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: Apartment



8/388 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Agent Comments

Price: $530,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment



201/500 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Agent Comments

Price: $510,000
Method: Private Sale
Date: 10/05/2025
Property Type: Apartment

Account - RT Edgar Boroondara

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