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	5/48 Orrong Crescent, Caulfield North Vic 3161

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $665,500 Property Type Unit Suburb Caulfield North

Period - From 01/07/2024 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	G06/43-45 The Avenue BALACLAVA 3183	$950,000	29/08/2025
2	15/94-98 Wattletree Rd ARMADALE 3143	$906,000	05/05/2025
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: 09/09/2025 14:55

5/48 Orrong Crescent, Caulfield North Vic 3161



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Rooms: 5
Property Type: Flat

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
Year ending June 2025: $665,500

Comparable Properties



G06/43-45 The Avenue BALACLAVA 3183 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment

Agent Comments



15/94-98 Wattletree Rd ARMADALE 3143 (REI)

3 2 2

Price: $906,000
Method: Private Sale
Date: 05/05/2025
Property Type: Apartment

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.

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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