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	5/376 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $475,000 & $522,500

Median sale price

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

Period - From 18/11/2024 to 17/11/2025 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	5/500 Dandenong Rd CAULFIELD NORTH 3161	$540,000	24/09/2025
2	11/496 Dandenong Rd CAULFIELD NORTH 3161	$500,000	22/08/2025
3	1/400 Dandenong Rd CAULFIELD NORTH 3161	$465,000	19/05/2025

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: 18/11/2025 13:29

5/376 Dandenong Road, Caulfield North Vic 3161

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2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$475,000 - $522,500
Median Unit Price
18/11/2024 - 17/11/2025: $595,000

Comparable Properties



5/500 Dandenong Rd CAULFIELD NORTH 3161 (REI)

2 1 1

Price: $540,000
Method: Private Sale
Date: 24/09/2025
Property Type: Apartment

Agent Comments



11/496 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

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

Agent Comments



1/400 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $465,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: Apartment

Agent Comments

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