

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

201/356 ORRONG ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

202/356 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$547,500	03-Jul-26
8/374 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$620,000	08-Jul-26
3/233 ALMA ROAD ST KILDA EAST VIC 3183	\$625,000	04-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 10 September 2026

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**202/356 ORRONG ROAD
CAULFIELD NORTH VIC 3161**

1 1 1

Sold Price **\$547,500** Sold Date **03-Jul-26**

Distance **0km**



**8/374 ORRONG ROAD CAULFIELD
NORTH VIC 3161**

2 1 -

Sold Price **\$620,000** Sold Date **08-Jul-26**

Distance **0.11km**



**3/233 ALMA ROAD ST KILDA EAST
VIC 3183**

3 1 1

Sold Price **\$625,000** Sold Date **04-Jul-26**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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