

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

5/556-558 DANDENONG 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

\$655,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jun 2025

to

31 May 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

37/65 STATION STREET MALVERN VIC 3144	\$655,000	18-Feb-26
8/462 DANDENONG ROAD CAULFIELD NORTH VIC 3161	\$650,000	15-Jun-26
7/9 KOORYONG ROAD CAULFIELD NORTH VIC 3161	\$760,000	02-Feb-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: 23 June 2026



**37/65 STATION STREET MALVERN
VIC 3144**

2 1 1

Sold Price

\$655,000

Sold Date

18-Feb-26

Distance

0.16km



**8/462 DANDENONG ROAD
CAULFIELD NORTH VIC 3161**

2 2 -

Sold Price

^{RS} **\$650,000** ^{UN}

Sold Date

15-Jun-26

Distance

0.9km



**7/9 KOORYONG ROAD CAULFIELD
NORTH VIC 3161**

2 1 1

Sold Price

\$760,000

Sold Date

02-Feb-26

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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