

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

4/440 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$850,000 & \$900,000

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	5/20 Kooyong Rd CAULFIELD NORTH 3161	\$870,000	15/06/2025
2	5/2 Hertford St ST KILDA EAST 3183	\$855,000	21/03/2025
3	7/29b Hampden Rd ARMADALE 3143	\$890,000	17/03/2025

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:

29/08/2025 14:49



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending June 2025: \$665,500

Comparable Properties



5/20 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 15/06/2025

Property Type: Apartment

Land Size: 1301 sqm approx



5/2 Hertford St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 21/03/2025

Property Type: Apartment



7/29b Hampden Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$890,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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