

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

510 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$1,330,000

Median sale price

Median price

\$2,122,500

Property Type

House

Suburb

Caulfield North

Period - From

14/09/2025

to

13/09/2026

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	76 Kambrook Rd CAULFIELD NORTH 3161	\$1,235,000	18/08/2026
2	1/26 Narong Rd CAULFIELD NORTH 3161	\$1,300,000	16/08/2026
3	2a Narong Rd CAULFIELD NORTH 3161	\$1,215,000	19/04/2026

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:

14/09/2026 17:06

510 Dandenong Road, Caulfield North Vic 3161



Dion Besser

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Indicative Selling Price

\$1,330,000

Median House Price

14/09/2025 - 13/09/2026: \$2,122,500



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



76 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 1

Price: \$1,235,000

Method: Private Sale

Date: 18/08/2026

Property Type: House

Land Size: 277 sqm approx



1/26 Narong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 16/08/2026

Property Type: Townhouse (Res)



2a Narong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$1,215,000

Method: Auction Sale

Date: 19/04/2026

Property Type: Unit

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



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