

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

304/449 Hawthorn Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$815,000

Property Type

Unit

Suburb

Caulfield South

Period - From

14/08/2025

to

13/08/2026

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	g2/429 Bay St BRIGHTON 3186	\$790,000	09/08/2026
2	1/146 Booran Rd GLEN HUNTLY 3163	\$720,000	02/05/2026
3	110/26 Warleigh Gr BRIGHTON 3186	\$707,000	30/04/2026

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:

14/08/2026 17:41

304/449 Hawthorn Road, Caulfield South Vic 3162



Dion Besser

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

14/08/2025 - 13/08/2026: \$815,000



Property Type:

Agent Comments

Comparable Properties



g2/429 Bay St BRIGHTON 3186 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 09/08/2026

Property Type: Apartment



1/146 Booran Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Apartment



110/26 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$707,000

Method: Private Sale

Date: 30/04/2026

Property Type: Apartment

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



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