

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

106/337 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2025 to 31/03/2026 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.

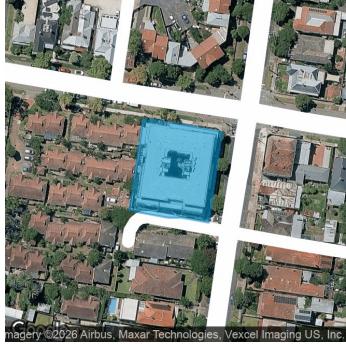
	Address of comparable property	Price	Date of sale
1	2/686 Inkerman Rd CAULFIELD NORTH 3161	\$595,000	12/12/2025
2	9/92 Hawthorn Rd CAULFIELD NORTH 3161	\$580,000	15/11/2025
3	102/241 Balaclava Rd CAULFIELD NORTH 3161	\$575,000	04/11/2025

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:

23/04/2026 11:50



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending March 2026: \$645,000

Comparable Properties



2/686 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$595,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: Apartment



9/92 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 15/11/2025
Property Type: Apartment



102/241 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$575,000
Method: Sold Before Auction
Date: 04/11/2025
Property Type: Apartment

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



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