

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

208/402 Dandenong 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 \$620,000 Property Type Unit Suburb Caulfield North

Period - From 02/02/2025 to 01/02/2026 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	101/382 Dandenong Rd CAULFIELD NORTH 3161	\$599,000	17/01/2026
2	109/462 Dandenong Rd CAULFIELD NORTH 3161	\$550,000	16/01/2026
3	8/496 Dandenong Rd CAULFIELD NORTH 3161	\$635,000	23/10/2025

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:

02/02/2026 14:47



2
 1
 2

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

02/02/2025 - 01/02/2026: \$620,000

Comparable Properties



101/382 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2
 1
 1

Price: \$599,000

Method: Private Sale

Date: 17/01/2026

Property Type: Apartment



109/462 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2
 1
 1

Price: \$550,000

Method: Private Sale

Date: 16/01/2026

Property Type: Apartment



8/496 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2
 1
 2

Price: \$635,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951