

# 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

1/301 Balaclava Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,590,000

### Median sale price

Median price

\$642,000

Property Type

Unit

Suburb

Caulfield North

Period - From

03/02/2024

to

02/02/2025

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 | 303/235 Balaclava Rd CAULFIELD NORTH 3161 | \$2,825,000 | 02/09/2024   |
| 2 |                                           |             |              |
| 3 |                                           |             |              |

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:

03/02/2025 11:24



Property Type:  
Agent Comments

Indicative Selling Price  
\$2,590,000  
Median Unit Price  
03/02/2024 - 02/02/2025: \$642,000

## Comparable Properties



303/235 Balaclava Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$2,825,000  
Method: Private Sale  
Date: 02/09/2024  
Property Type: Apartment

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.