

## 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

4/372 ORRONG ROAD CAULFIELD NORTH VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

2/374 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$1,050,000	04-Apr-25
1/371 DANDENONG ROAD ARMADALE VIC 3143	\$1,202,500	17-May-25

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 6 months.

This Statement of Information was prepared on: 10 July 2025



**2/374 ORRONG ROAD CAULFIELD  
NORTH VIC 3161**

2 1 1

Sold Price

**\$1,050,000**

Sold Date

**04-Apr-25**

Distance

**0.02km**



**1/371 DANDENONG ROAD  
ARMADALE VIC 3143**

2 1 -

Sold Price

**\$1,202,500**

Sold Date

**17-May-25**

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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