

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

16a/153 Hawthorn Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$587,000 Property Type Unit Suburb Caulfield North

Period - From 21/07/2024 to 20/07/2025 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	8/9 Wyuna Rd CAULFIELD NORTH 3161	\$550,000	20/06/2025
2	3/3 Derby Pde CAULFIELD NORTH 3161	\$521,600	16/04/2025
3	8/123 Murray St CAULFIELD 3162	\$550,000	28/02/2025

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:

21/07/2025 11:17



2 2 2

Rooms: 4

Property Type: Apartment

Land Size: 1980 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

21/07/2024 - 20/07/2025: \$587,000

Comparable Properties



8/9 Wyuna Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment



3/3 Derby Pde CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$521,600

Method: Sold Before Auction

Date: 16/04/2025

Property Type: Apartment



8/123 Murray St CAULFIELD 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 28/02/2025

Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900