

# 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

3/53 Narong 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)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,297,500

Property Type Townhouse

Suburb Caulfield North

Period - From 25/06/2024

to

24/06/2025

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	403/3 Evergreen Mews ARMADALE 3143	\$1,150,000	24/06/2025
2	5/226 Alma Rd ST KILDA EAST 3183	\$1,120,000	06/04/2025
3	3/237-239 Balaclava Rd CAULFIELD NORTH 3161	\$1,130,000	23/01/2025

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:

25/06/2025 09:28

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Townhouse Price**

25/06/2024 - 24/06/2025: \$1,297,500



3   1   1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**403/3 Evergreen Mews ARMADALE 3143 (REI)**

Agent Comments

3   2   2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 24/06/2025

**Property Type:** Apartment



**5/226 Alma Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 06/04/2025

**Property Type:** House (Res)



**3/237-239 Balaclava Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

3   2   1

**Price:** \$1,130,000

**Method:** Private Sale

**Date:** 23/01/2025

**Property Type:** Unit

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