

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

6/400 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$395,000

&

\$425,000

Median sale price

Median price

\$665,500

Property Type

Unit

Suburb

Caulfield North

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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	2/313 Dandenong Rd PRAHRAN 3181	\$425,000	29/05/2025
2	204/20 Hawthorn Rd CAULFIELD NORTH 3161	\$440,000	17/05/2025
3	6/10 Highbury Gr PRAHRAN 3181	\$400,000	12/04/2025

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:

20/07/2025 08:44

6/400 Dandenong Road, Caulfield North Vic 3161



Isaac Morrisby
03 9509 0411
0400 263 499

isaac.morrisby@belleproperty.com

Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

Year ending June 2025: \$665,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/313 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

1 1 2

Price: \$425,000

Method: Private Sale

Date: 29/05/2025

Property Type: Apartment



204/20 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 17/05/2025

Property Type: Apartment



6/10 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$400,000

Method: Private Sale

Date: 12/04/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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