

## 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

8/374 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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

10/74 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$637,500	17-May-26
8/17 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$635,000	16-Dec-25
3/380 DANDENONG ROAD CAULFIELD NORTH VIC 3161	-	21-May-26

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: 26 May 2026



**10/74 ALEXANDRA STREET ST  
KILDA EAST VIC 3183**

Sold Price

<sup>RS</sup>

**\$637,500**

Sold Date

**17-May-26**

 2  1  1

Distance

**0.64km**



**8/17 HUGHENDEN ROAD ST KILDA  
EAST VIC 3183**

Sold Price

**\$635,000**

Sold Date

**16-Dec-25**

 2  1  1

Distance

**0.08km**



**3/380 DANDENONG ROAD  
CAULFIELD NORTH VIC 3161**

Sold Price

<sup>RS UN</sup>

-

Sold Date

**21-May-26**

 2  2  1

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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