

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

172a Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$1,650,000

 &

\$1,815,000

Median sale price

Median price

\$702,500

 Property Type

Unit

 Suburb

Caulfield North

Period - From

01/10/2025

 to

31/12/2025

 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	87a Kambrook Rd CAULFIELD NORTH 3161	\$1,710,000	29/03/2026
2	1/5 Norwood Rd CAULFIELD NORTH 3161	\$1,740,000	28/03/2026
3	361a Kooyong Rd ELSTERNWICK 3185	\$1,675,000	22/02/2026

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:

07/04/2026 12:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,815,000
Median Unit Price
December quarter 2025: \$702,500

Comparable Properties



87a Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 29/03/2026
Property Type: Townhouse (Single)



1/5 Norwood Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,740,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



361a Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,675,000
Method: Auction Sale
Date: 22/02/2026
Property Type: Townhouse (Single)
Land Size: 295 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433