

## 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

504/77 HAWTHORN 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,250

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2024

to

31 Jul 2025

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

305/523 DANDENONG ROAD ARMADALE VIC 3143	\$740,000	16-Jun-25
9/501 ORRONG ROAD ARMADALE VIC 3143	\$800,000	30-Apr-25
107/7 KOORYONG ROAD ARMADALE VIC 3143	\$750,000	02-Apr-25

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: 12 August 2025



**305/523 DANDENONG ROAD  
ARMADALE VIC 3143**

2 2 2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**16-Jun-25**

Distance

**1.23km**



**9/501 ORRONG ROAD ARMADALE  
VIC 3143**

2 2 1

Sold Price

**\$800,000**

Sold Date

**30-Apr-25**

Distance

**1.98km**



**107/7 KOOYONG ROAD  
ARMADALE VIC 3143**

2 2 1

Sold Price

**\$750,000**

Sold Date

**02-Apr-25**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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