

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 116/5 Dudley Street, Caulfield East, VIC 3145

Indicative selling price

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

Price Range

\$160,000

&

\$176,000

Median sale price

Median price

\$333,500

Property Type

Unit

Suburb

Caulfield East (3145)

Period - From

01/05/2025

to

30/04/2026

Source

Cotality

Comparable property sales

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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
127/5 DUDLEY STREET CAULFIELD EAST VIC 3145	\$190,000	23/02/2026
302/5 DUDLEY STREET CAULFIELD EAST VIC 3145	\$170,000	05/11/2025
203/5 DUDLEY STREET CAULFIELD EAST VIC 3145	\$165,000	25/10/2025

This Statement of Information was prepared on: 12/05/2026

