

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

127F/11 BOND STREET CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Nov 2024

to

31 Oct 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

501/8 STATION STREET CAULFIELD NORTH VIC 3161	\$490,000	02-Sep-25
104/8 BOND STREET CAULFIELD NORTH VIC 3161	\$510,000	26-Jun-25
412/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161	\$530,000	17-Sep-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: 24 November 2025

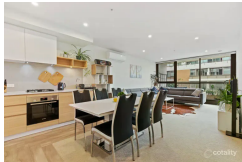


501/8 STATION STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price **\$490,000** Sold Date **02-Sep-25**

Distance **0.05km**



104/8 BOND STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price **\$510,000** Sold Date **26-Jun-25**

Distance **0.11km**



412/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price **\$530,000** Sold Date **17-Sep-25**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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