

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

205/10 STATION 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

104/8 BOND STREET CAULFIELD NORTH VIC 3161	\$510,000	26-Jun-25
220/1 VILLAGE MEWS CAULFIELD NORTH VIC 3161	\$530,000	28-Mar-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.

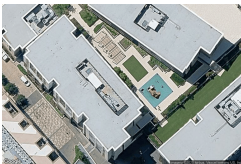
This Statement of Information was prepared on: 05 July 2025



**104/8 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price ^{RS} **\$510,000** Sold Date **26-Jun-25**
Distance **0km**

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**220/1 VILLAGE MEWS CAULFIELD
NORTH VIC 3161**

Sold Price **\$530,000** Sold Date **28-Mar-25**
Distance **0km**

1 1 1

RS = Recent sale **UN** = Undisclosed Sale

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