

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

205/56 KAMBROOK ROAD 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jan 2025

to

31 Dec 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

314/11 BOND STREET CAULFIELD NORTH VIC 3161	\$470,000	12-Dec-25
501/8 STATION STREET CAULFIELD NORTH VIC 3161	\$490,000	02-Sep-25
223/11 BOND STREET CAULFIELD NORTH VIC 3161	\$460,000	16-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 January 2026



314/11 BOND STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price

^{RS}
\$470,000

Sold Date

12-Dec-25

Distance

0km


501/8 STATION STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price

\$490,000

Sold Date

02-Sep-25

Distance

0km


223/11 BOND STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price

\$460,000

Sold Date

16-Apr-25

Distance

0km


112/15 BOND STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price

\$470,000

Sold Date

04-Oct-25

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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