

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

314/11 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

or range
between

\$465,000

&

\$485,000

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

313/15 BOND STREET CAULFIELD NORTH VIC 3161	\$452,000	30-Sep-25
3/11 BOND STREET CAULFIELD NORTH VIC 3161	\$445,000	20-Jun-25
512/801 DANDENONG ROAD MALVERN EAST VIC 3145	\$447,000	13-Nov-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: 17 November 2025



**313/15 BOND STREET CAULFIELD
NORTH VIC 3161**

 2  1  1

Sold Price **\$452,000** Sold Date **30-Sep-25**

Distance **0km**



**3/11 BOND STREET CAULFIELD
NORTH VIC 3161**

 2  1  1

Sold Price **\$445,000** Sold Date **20-Jun-25**

Distance **0km**



**512/801 DANDENONG ROAD
MALVERN EAST VIC 3145**

 2  1  1

Sold Price ^{RS} **\$447,000** Sold Date **13-Nov-25**

Distance **0.31km**

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

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