

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

412/2 CAULFIELD BOULEVARD 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,250

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2024

to

31 Jul 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

9M/8 BOND STREET CAULFIELD NORTH VIC 3161	\$480,000	03-Mar-25
120/1 VILLAGE MEWS CAULFIELD NORTH VIC 3161	\$517,500	03-Jun-25
107/10 STATION STREET CAULFIELD NORTH VIC 3161	\$520,000	10-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: 28 August 2025



**9M/8 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price **\$480,000** Sold Date **03-Mar-25**

 2  1  1

Distance **0km**



**120/1 VILLAGE MEWS CAULFIELD
NORTH VIC 3161**

Sold Price **\$517,500** Sold Date **03-Jun-25**

 2  2  1

Distance **0km**



**107/10 STATION STREET
CAULFIELD NORTH VIC 3161**

Sold Price **\$520,000** Sold Date **10-Apr-25**

 2  2  1

Distance **0km**

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

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