

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

122/11 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Mar 2025

to

28 Feb 2026

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

404/11 BOND STREET CAULFIELD NORTH VIC 3161	\$575,000	10-Sep-25
136/11 BOND STREET CAULFIELD NORTH VIC 3161	\$535,000	23-Jan-26
108/8 STATION STREET CAULFIELD NORTH VIC 3161	\$635,000	28-Jan-26

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: 10 March 2026


**404/11 BOND STREET CAULFIELD
NORTH VIC 3161**
 2
  2
  1

Sold Price

\$575,000

Sold Date

10-Sep-25

Distance

0km
**136/11 BOND STREET CAULFIELD
NORTH VIC 3161**
 2
  2
  1

Sold Price

\$535,000

Sold Date

23-Jan-26

Distance

0km
**108/8 STATION STREET
CAULFIELD NORTH VIC 3161**
 2
  2
  1

Sold Price

\$635,000

Sold Date

28-Jan-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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