

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

113/15 Bond Street, Caulfield North VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$450,000

Median sale price

Median price

\$671,500

Property Type

Unit

Suburb

Caulfield North

Period - From

02/09/2025

to

01/03/2026

Source

pdol

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/115 Neerim Rd, Glen Huntly Vic	\$450,000	13/02/2026
512/801 Dandenong Rd, Malvern East Vic	\$447,000	13/11/2025
612/803 Dandenong Rd, Malvern East Vic	\$450,000	06/10/2025

This Statement of Information was prepared on:

02/03/2026