

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

2/3 Bond Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,450,000

Property Type Townhouse

Suburb Caulfield North

Period - From 07/04/2025

to

06/04/2026

Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1g Wilmot St MALVERN EAST 3145	\$1,100,000	28/03/2026
2	25 Heath Dr GLEN HUNTLY 3163	\$1,230,000	12/10/2025
3	62B Kambrook Rd CAULFIELD NORTH 3161	\$1,213,000	08/10/2025

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 six months.~~

This Statement of Information was prepared on:

07/04/2026 10:26

2/3 Bond Street, Caulfield North Vic 3161

Jack Slater
0430 283 724
jack@slaterlevin.com.au



4 3 2

Rooms: 5
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
07/04/2025 - 06/04/2026: \$1,450,000

Comparable Properties



1g Wilmot St MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)



25 Heath Dr GLEN HUNTLY 3163 (REI/VG)

Agent Comments

4 2 2

Price: \$1,230,000
Method: Auction Sale
Date: 12/10/2025
Property Type: Townhouse (Res)



62B Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 3 2

Price: \$1,213,000
Method: Auction Sale
Date: 08/10/2025
Property Type: Townhouse (Res)

Account - Slater & Levin



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