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	3/11 Bond Street, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$686,750	Pro	perty Type	Unit		Suburb	Caulfield North
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	42/11 Bond St CAULFIELD NORTH 3161	\$450,000	20/03/2025
2	17/11 Bond St CAULFIELD NORTH 3161	\$442,500	16/03/2025
3	203/58 Kambrook Rd CAULFIELD NORTH 3161	\$450,000	09/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/05/2025 12:07









Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$430,000 - \$450,000 **Median Unit Price** March quarter 2025: \$686,750

Comparable Properties



42/11 Bond St CAULFIELD NORTH 3161 (REI/VG)

Price: \$450,000

Method: Sold Before Auction

Date: 20/03/2025

Property Type: Apartment Land Size: 14500 sqm approx **Agent Comments**



17/11 Bond St CAULFIELD NORTH 3161 (REI/VG)

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Agent Comments

Price: \$442,500 Method: Auction Sale Date: 16/03/2025

Property Type: Apartment



203/58 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

Price: \$450,000 Method: Private Sale Date: 09/12/2024

Property Type: Apartment

Account - Home AU Real Estate | P: 03 9676 9777





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