

# 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

3/11 Bond Street, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$430,000

&

\$450,000

### Median sale price

Median price

\$686,750

Property 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	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 comparable properties 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



2 1 1

**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)**

**Agent Comments**

2 1 1

**Price:** \$450,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2025  
**Property Type:** Apartment  
**Land Size:** 14500 sqm approx



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

**Agent Comments**

2 1 1

**Price:** \$442,500  
**Method:** Auction Sale  
**Date:** 16/03/2025  
**Property Type:** Apartment



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

**Agent Comments**

2 1 1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 09/12/2024  
**Property Type:** Apartment