

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

138/11 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2025

to

31 Jul 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

141/11 BOND STREET CAULFIELD NORTH VIC 3161	\$530,000	29-Apr-26
136/11 BOND STREET CAULFIELD NORTH VIC 3161	\$535,000	23-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: 26 August 2026



**141/11 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price

\$530,000

Sold Date

29-Apr-26

2

2

1

Distance

0km



**136/11 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price

\$535,000

Sold Date

23-Jan-26

2

2

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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