

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

\$515,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Sep 2025

to

31 Aug 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

37/11 BOND STREET CAULFIELD NORTH VIC 3161	\$518,000	18-Jun-26
141/11 BOND STREET CAULFIELD NORTH VIC 3161	\$530,000	29-Apr-26
122/11 BOND STREET CAULFIELD NORTH VIC 3161	\$590,000	24-Mar-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: 12 September 2026



**37/11 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price

\$518,000

Sold Date

18-Jun-26

2 2 1

Distance

0km



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

Sold Price

\$530,000

Sold Date

29-Apr-26

2 2 1

Distance

0km



**122/11 BOND STREET CAULFIELD
NORTH VIC 3161**

Sold Price

\$590,000

Sold Date

24-Mar-26

2 2 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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