

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

107/15 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2025

to

30 Jun 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

3/11 BOND STREET CAULFIELD NORTH VIC 3161	\$445,000	20-Jun-25
108/11 BOND STREET CAULFIELD NORTH VIC 3161	\$460,000	02-Feb-26
120/11 BOND STREET CAULFIELD NORTH VIC 3161	\$439,000	05-Aug-25

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: 23 July 2026

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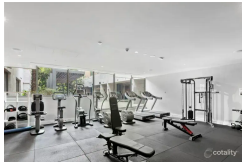


3/11 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price **\$445,000** Sold Date **20-Jun-25**

 2  1  1

Distance **0km**

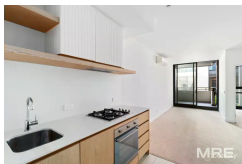


108/11 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price **\$460,000** Sold Date **02-Feb-26**

 2  1  1

Distance **0km**



120/11 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price **\$439,000** Sold Date **05-Aug-25**

 2  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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