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	314/11 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	$465,000	&	$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$647,500	Property type	Unit	Suburb	Caulfield North
Period-from	01 Nov 2024	to	31 Oct 2025	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
313/15 BOND STREET CAULFIELD NORTH VIC 3161	$452,000	30-Sep-25
3/11 BOND STREET CAULFIELD NORTH VIC 3161	$445,000	20-Jun-25
512/801 DANDENONG ROAD MALVERN EAST VIC 3145	$447,000	13-Nov-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: 17 November 2025

LANGWELL HARPER

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313/15 BOND STREET CAULFIELD NORTH VIC 3161

2 1 1

Sold Price **$452,000** Sold Date **30-Sep-25**

Distance **0km**



3/11 BOND STREET CAULFIELD NORTH VIC 3161

2 1 1

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

Distance **0km**



512/801 DANDENONG ROAD MALVERN EAST VIC 3145

2 1 1

Sold Price RS **$447,000** Sold Date **13-Nov-25**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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