

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

414/15 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

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

207/15 BOND STREET CAULFIELD NORTH VIC 3161	\$480,000	19-Feb-26
7/56 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$490,000	15-May-26
101/8 STATION STREET CAULFIELD NORTH VIC 3161	\$495,000	18-Feb-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: 06 July 2026


**207/15 BOND STREET CAULFIELD
NORTH VIC 3161**

 Sold Price **\$480,000** Sold Date **19-Feb-26**
 1  1  1

 Distance **0km**

**7/56 KAMBROOK ROAD
CAULFIELD NORTH VIC 3161**

 Sold Price **\$490,000** Sold Date **15-May-26**
 2  1  1

 Distance **0km**

**101/8 STATION STREET CAULFIELD
NORTH VIC 3161**

 Sold Price **\$495,000** Sold Date **18-Feb-26**
 2  1  1

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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