

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 507/8 Station Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$469,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 six 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
1	113/15 Bond St CAULFIELD NORTH 3161	\$470,000	11/03/2026
2	302/1177 Glen Huntly Rd GLEN HUNTLY 3163	\$500,000	29/01/2026
3	314/11 Bond St CAULFIELD NORTH 3161	\$470,000	12/12/2025

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 six months.~~

This Statement of Information was prepared on: 30/04/2026 16:40



 2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$469,000

Median Unit Price

Year ending March 2026: \$645,000

Comparable Properties



113/15 Bond St CAULFIELD NORTH 3161 (REI)

Agent Comments

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Price: \$470,000

Method: Private Sale

Date: 11/03/2026

Property Type: Apartment



302/1177 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

Agent Comments

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  1

Price: \$500,000

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment



314/11 Bond St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

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  1

Price: \$470,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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