

## 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

811/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jan 2025

to

31 Dec 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

401/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161	\$386,000	26-Nov-25
602/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161	\$395,000	14-Nov-25
203/15 BOND STREET CAULFIELD NORTH VIC 3161	\$420,000	21-Jul-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: 12 January 2026


**401/2 CAULFIELD BOULEVARD  
CAULFIELD NORTH VIC 3161**
 1  1  1

 Sold Price <sup>RS</sup> **\$386,000** <sup>UN</sup> Sold Date **26-Nov-25**

 Distance **0km**

**602/2 CAULFIELD BOULEVARD  
CAULFIELD NORTH VIC 3161**
 1  1  1

 Sold Price **\$395,000** Sold Date **14-Nov-25**

 Distance **0km**

**203/15 BOND STREET CAULFIELD  
NORTH VIC 3161**
 1  1  1

 Sold Price **\$420,000** Sold Date **21-Jul-25**

 Distance **0.14km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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