Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/133 BOORAN ROAD CAULFIELD SOUTH VIC 3162

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	$399,500	&	$429,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,205,000	Property type	Unit	Suburb	Caulfield South
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
312/15 BOND STREET CAULFIELD NORTH VIC 3161	$450,000	28-May-26
303/8 BOND STREET CAULFIELD NORTH VIC 3161	$395,000	16-Apr-26
7M/8 BOND STREET CAULFIELD NORTH VIC 3161	$410,000	08-Jul-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 September 2026

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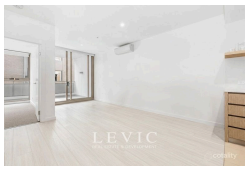

312/15 BOND STREET CAULFIELD NORTH VIC 3161

1 1 1

Sold Price **$450,000** Sold Date **28-May-26**

Distance **1.8km**



303/8 BOND STREET CAULFIELD NORTH VIC 3161

1 1 1

Sold Price **$395,000** Sold Date **16-Apr-26**

Distance **1.8km**



7M/8 BOND STREET CAULFIELD NORTH VIC 3161

1 1 1

Sold Price **$410,000** Sold Date **08-Jul-26**

Distance **1.8km**

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

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