

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 9/575 Inkerman Road, 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)

Range between \$600,000 & \$660,000

Median sale price

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

Period - From 25/02/2024 to 24/02/2025 Source REIV

Comparable property sales

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
16/4a Wando Gr ST KILDA EAST 3183	\$640,000	18/02/2025
1/12 Ellesmere Rd WINDSOR 3181	\$695,000	07/12/2024
10/4a Wando Gr ST KILDA EAST 3183	\$606,000	09/10/2024

This Statement of Information was prepared on: 25/02/2025