

## 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

3/663 INKERMAN ROAD 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

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

6/74 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$639,000	08-Dec-24
1/154 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$640,000	11-Dec-24
2/663 INKERMAN ROAD CAULFIELD NORTH VIC 3161	\$620,000	31-Aug-24

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: 19 February 2025



**6/74 ALEXANDRA STREET ST  
KILDA EAST VIC 3183**

 2  1  1

Sold Price **\$639,000** Sold Date **08-Dec-24**

Distance **1.74km**



**1/154 BALACLAVA ROAD  
CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price **\$640,000** Sold Date **11-Dec-24**

Distance **0.37km**



**2/663 INKERMANN ROAD  
CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price **\$620,000** Sold Date **31-Aug-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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