

# 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

10/649-657 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)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,340,000 Property Type Townhouse Suburb Caulfield North

Period - From 14/04/2024 to 13/04/2025 Source Property Data

### 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	4/16 Bambra Rd CAULFIELD NORTH 3161	\$1,660,000	10/04/2025
2	665a Inkerman Rd CAULFIELD NORTH 3161	\$1,700,000	30/03/2025
3	14/13 Denbigh Rd ARMADALE 3143	\$1,700,000	01/11/2024

**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: 14/04/2025 12:10



**Rooms:** 5  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median Townhouse Price**  
 14/04/2024 - 13/04/2025: \$1,340,000

## Comparable Properties



**4/16 Bambra Rd CAULFIELD NORTH 3161 (REI)**

[Agent Comments](#)



**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 10/04/2025  
**Property Type:** Townhouse (Single)



**665a Inkerman Rd CAULFIELD NORTH 3161 (REI)**

[Agent Comments](#)



**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 30/03/2025  
**Property Type:** Townhouse (Res)



**14/13 Denbigh Rd ARMADALE 3143 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 01/11/2024  
**Property Type:** Townhouse (Res)

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