

# 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 3/750 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 \$690,000 & \$750,000

### Median sale price

Median price \$642,000 Property Type Unit Suburb Caulfield North

Period - From 06/02/2024 to 05/02/2025 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	1/11 Kooyong Rd CAULFIELD NORTH 3161	\$760,000	07/12/2024
2	5/7 Kooyong Rd CAULFIELD NORTH 3161	\$722,000	27/10/2024
3	1/496 Dandenong Rd CAULFIELD NORTH 3161	\$700,000	21/09/2024

**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: 06/02/2025 12:17



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**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

06/02/2024 - 05/02/2025: \$642,000

## Comparable Properties



**1/11 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

[Agent Comments](#)

 2  1  1

**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 07/12/2024

**Property Type:** Apartment



**5/7 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)**

[Agent Comments](#)

 2  1  1

**Price:** \$722,000

**Method:** Auction Sale

**Date:** 27/10/2024

**Property Type:** Unit



**1/496 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)**

[Agent Comments](#)

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**Price:** \$700,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** Apartment