

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

11/750 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$630,000

Median sale price

Median price \$667,000

Property Type Unit

Suburb Caulfield North

Period - From 01/10/2024

to 30/09/2025

Source REIV

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	5/34 Bambra Rd CAULFIELD NORTH 3161	\$630,000	17/09/2025
2	4/686 Inkerman Rd CAULFIELD NORTH 3161	\$608,000	07/09/2025
3	8/41 Narong Rd CAULFIELD NORTH 3161	\$645,000	01/06/2025

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:

15/10/2025 10:42

11/750 Inkerman Road, Caulfield North Vic 3161

WHITEFOX

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 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

Year ending September 2025: \$667,000

Comparable Properties



5/34 Bambra Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 17/09/2025

Property Type: Apartment



4/686 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$608,000

Method: Auction Sale

Date: 07/09/2025

Property Type: Apartment



8/41 Narong Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

 2  -  -

Price: \$645,000

Method: Sale

Date: 01/06/2025

Property Type: Strata Unit/Flat

Account - Whitefox Real Estate | P: 96459699



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