## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$560,000 & \$610,000	Range between	\$560,000	&	\$610,000
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#### Median sale price

Median price	\$667,000	Pro	perty Type U	nit		Suburb	Caulfield North
Period - From	01/10/2024	to	30/09/2025	So	ource	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

1	8/96 Hawthorn Rd CAULFIELD NORTH 3161	\$582,500	20/10/2025
2	1/647 Inkerman Rd CAULFIELD NORTH 3161	\$600,000	16/10/2025
3	4/686 Inkerman Rd CAULFIELD NORTH 3161	\$608,000	07/09/2025

#### 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:	17/11/2025 12:24



Date of sale







Rooms: 3

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$560,000 - \$610,000 **Median Unit Price** Year ending September 2025: \$667,000

# Comparable Properties



8/96 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

2

Price: \$582,500 Method: Private Sale Date: 20/10/2025

Property Type: Apartment

**Agent Comments** 



1/647 Inkerman Rd CAULFIELD NORTH 3161 (REI)

2





Agent Comments

Price: \$600,000 Method: Private Sale Date: 16/10/2025

Property Type: Apartment



4/686 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Price: \$608,000 Method: Auction Sale Date: 07/09/2025

Property Type: Apartment

**Agent Comments** 





