

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 INKERMANN ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Apr 2024

to

31 Mar 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

1/10 DENBIGH ROAD ARMADALE VIC 3143	\$570,000	29-Mar-25
3/55 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$540,000	19-Mar-25
102/20 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$595,000	26-Mar-25

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: 07 April 2025



**1/10 DENBIGH ROAD ARMADALE
VIC 3143**

 2  1  -

Sold Price

^{RS}

\$570,000

Sold Date

29-Mar-25

Distance

1.24km



**3/55 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

 2  1  -

Sold Price

^{RS}

\$540,000

^{UN}

Sold Date

19-Mar-25

Distance

1.82km



**102/20 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price

^{RS}

\$595,000

^{UN}

Sold Date

26-Mar-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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