

# 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

3/678 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 \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,965,000 Property Type House Suburb Caulfield North

Period - From 01/04/2025 to 30/06/2025 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	20/3 Wilks St CAULFIELD NORTH 3161	\$1,550,000	01/07/2025
2	2/5 Dean Av ST KILDA EAST 3183	\$1,525,000	29/05/2025
3	1/15 Wattletree Rd ARMADALE 3143	\$1,410,000	03/03/2025

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:

06/08/2025 13:32



3 2 2

**Property Type:** Townhouse  
(Single)  
**Land Size:** 184 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,540,000  
**Median House Price**  
June quarter 2025: \$1,965,000

## Comparable Properties



**20/3 Wilks St CAULFIELD NORTH 3161 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 01/07/2025  
**Property Type:** Townhouse (Res)



**2/5 Dean Av ST KILDA EAST 3183 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 29/05/2025  
**Property Type:** Townhouse (Single)



**1/15 Wattletree Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,410,000  
**Method:** Private Sale  
**Date:** 03/03/2025  
**Property Type:** House

**Account - Besser & Co EA** | P: 03 9531 1000 | F: 03 9531 4000



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