

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

4/580 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$635,000 Property Type Unit 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	10/71 Westbury St ST KILDA EAST 3183	\$680,000	13/08/2025
2	2/3a Hughenden Rd ST KILDA EAST 3183	\$700,000	14/06/2025
3	9/575 Inkerman Rd CAULFIELD NORTH 3161	\$702,000	26/03/2025

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:

22/08/2025 09:08



 2  1  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$700,000

Median Unit Price

June quarter 2025: \$635,000

Comparable Properties



10/71 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$680,000

Method: Sold Before Auction

Date: 13/08/2025

Property Type: Apartment



2/3a Hughenden Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$700,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Apartment



9/575 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$702,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289