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	4/580 Inkerman Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Range between \$640,000 & \$700,000	Range between	\$640,000	&	\$700,000
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Median sale price

Median price	\$635,000	Pro	perty Type Un	it		Suburb	Caulfield North
Period - From	01/04/2025	to	30/06/2025	Sc	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

Add	dress 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 comparableproperties 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









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)

Price: \$680,000

Method: Sold Before Auction

Date: 13/08/2025

Property Type: Apartment

Agent Comments



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

2





Agent Comments

Price: \$700,000 Method: Auction Sale Date: 14/06/2025

Property Type: Apartment



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

Price: \$702,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: Apartment

Agent Comments

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





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