

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

4/686 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$665,500

Property Type Unit

Suburb Caulfield North

Period - From 01/07/2024

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.

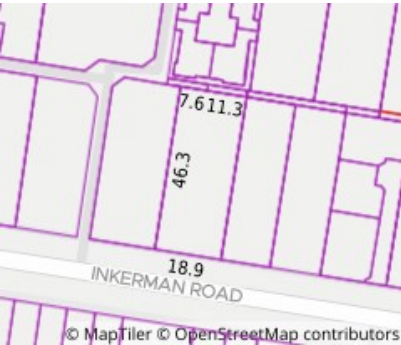
	Address of comparable property	Price	Date of sale
1	8/9 Wyuna Rd CAULFIELD NORTH 3161	\$550,000	20/06/2025
2	3/353 Alma Rd CAULFIELD NORTH 3161	\$532,000	24/03/2025
3	2/10 Sebastopol St CAULFIELD NORTH 3161	\$505,000	16/03/2025

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:

07/08/2025 12:08



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending June 2025: \$665,500

Comparable Properties



8/9 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 20/06/2025
Property Type: Apartment



3/353 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$532,000
Method: Private Sale
Date: 24/03/2025
Property Type: Apartment



2/10 Sebastopol St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$505,000
Method: Sold Before Auction
Date: 16/03/2025
Property Type: Apartment