

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

5/694 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

3/663 INKERMANN ROAD CAULFIELD NORTH VIC 3161	\$565,000	24-May-25
1/10 CRIMEA STREET CAULFIELD NORTH VIC 3161	\$540,000	24-Jun-25
4/686 INKERMANN ROAD CAULFIELD NORTH VIC 3161	\$608,000	07-Sep-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: 14 November 2025


**3/663 INKERMANS ROAD
CAULFIELD NORTH VIC 3161**

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Sold Price **\$565,000** Sold Date **24-May-25**

Distance **0.17km**


**1/10 CRIMEA STREET CAULFIELD
NORTH VIC 3161**

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Sold Price **\$540,000** Sold Date **24-Jun-25**

Distance **0.42km**


**4/686 INKERMANS ROAD
CAULFIELD NORTH VIC 3161**

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Sold Price **\$608,000** Sold Date **07-Sep-25**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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