

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

742 Inkerman Road, Caulfield North VIC 3161

Indicative selling price

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

Range between

\$1,125,000

&

\$1,225,000

Median sale price

Median price

\$2,155,000

Property Type

House

Suburb

Caulfield North

Period - From

13/02/2025

to

12/08/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
22 Blanche St, Elsternwick Vic	\$1,220,000	27/05/2025

This Statement of Information was prepared on:

13/08/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

742 Inkerman Road, Caulfield North VIC 3161



3 1 1

Property Type: House
Sam Paynter
0395198333
0413 531 888
spaynter@woodards.com.au
Indicative Selling Price
\$1,125,000 - \$1,225,000
Median House Price
Year ending August 2025: \$2,155,000

Comparable Properties



22 Blanche St, Elsternwick Vic

3 2 1

Price: \$1,220,000
Method: Sold Before Auction
Date: 27/05/2025
Property Type: House
Land Size:

Account - Woodards Elsternwick | P: 9519 8333