Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	730 INKERMAN ROAD, CAULFIELD NORTH, VIC 3161

Indicative selling price

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

Price Range:	$1,550,000 to $1,650,000

Median sale price

Median price	$2,312,500	Property type	House	Suburb	CAULFIELD NORTH
Period	01 April 2026 to 30 June 2026	Source	pricefinder		

Comparable property sales

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
239 WATTLETREE RD, MALVERN, VIC 3144	$1,675,000	21/05/2026
15 SERVICE ST, CAULFIELD NORTH, VIC 3161	$1,650,000	21/06/2026

This Statement of Information was prepared on: 01/09/2026