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	1/686 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $680,000 & $748,000

Median sale price

Median price $650,000 Property Type Unit Suburb Caulfield North

Period - From 01/07/2025 to 30/06/2026 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	4/556 Dandenong Rd CAULFIELD NORTH 3161	$740,500	09/05/2026
2	101/127 Murray St CAULFIELD 3162	$738,000	04/03/2026
3	7/13 Hughenden Rd ST KILDA EAST 3183	$745,000	26/02/2026

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: 14/08/2026 13:28

1/686 Inkerman Road, Caulfield North Vic 3161

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $748,000
Median Unit Price
Year ending June 2026: $650,000

Comparable Properties



4/556 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

3 2 1

Price: $740,500
Method: Auction Sale
Date: 09/05/2026
Property Type: Apartment

Agent Comments



101/127 Murray St CAULFIELD 3162 (REI/VG)

2 2 2

Price: $738,000
Method: Expression of Interest
Date: 04/03/2026
Property Type: Apartment

Agent Comments



7/13 Hughenden Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $745,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Apartment

Agent Comments

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