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	641 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,235,000 Property Type House Suburb Caulfield North

Period - From 01/10/2023 to 30/09/2024 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	50 Tooronga Rd MALVERN EAST 3145	$1,360,000	07/09/2024
2	32 Hawthorn Rd CAULFIELD NORTH 3161	$1,360,000	21/08/2024
3	258 Alma Rd CAULFIELD NORTH 3161	$1,490,000	17/08/2024

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: 15/10/2024 09:07

641 Inkerman Road, Caulfield North Vic 3161



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending September 2024: $2,235,000

Comparable Properties



50 Tooronga Rd MALVERN EAST 3145 (REI)

2 1 -

Price: $1,360,000
Method: Private Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments



32 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 2

Price: $1,360,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: House (Res)
Land Size: 1059 sqm approx

Agent Comments



258 Alma Rd CAULFIELD NORTH 3161 (REI)

2 1 -

Price: $1,490,000
Method: Private Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

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