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	203/681 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Single price $505,000

Median sale price

Median price $597,500 Property Type Unit Suburb Caulfield North

Period - From 29/10/2024 to 28/10/2025 Source Property Data

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	7/687 Glen Huntly Rd CAULFIELD 3162	$482,500	08/09/2025
2	11/496 Dandenong Rd CAULFIELD NORTH 3161	$500,000	22/08/2025
3	120/1 Village Mews CAULFIELD NORTH 3161	$517,500	03/06/2025

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: 29/10/2025 15:23

203/681 Inkerman Road, Caulfield North Vic 3161

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$505,000
Median Unit Price
29/10/2024 - 28/10/2025: $597,500

Comparable Properties



7/687 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

2 1 1

Price: $482,500
Method: Private Sale
Date: 08/09/2025
Property Type: Unit

Agent Comments



11/496 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $500,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: Apartment

Agent Comments



120/1 Village Mews CAULFIELD NORTH 3161 (REI/VG)

2 2 1

Price: $517,500
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment

Agent Comments

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