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	667c Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $2,166,000 Property Type House Suburb Caulfield North

Period - From 01/04/2024 to 31/03/2025 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	665a Inkerman Rd CAULFIELD NORTH 3161	$1,700,000	30/03/2025
2	5a Belson St MALVERN EAST 3145	$1,500,000	11/12/2024
3	36b Halstead St CAULFIELD NORTH 3161	$1,780,000	27/11/2024

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: 29/04/2025 16:15

667c Inkerman Road, Caulfield North Vic 3161



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending March 2025: $2,166,000

Comparable Properties



665a Inkerman Rd CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,700,000
Method: Auction Sale
Date: 30/03/2025
Property Type: Townhouse (Res)

Agent Comments



5a Belson St MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,500,000
Method: Private Sale
Date: 11/12/2024
Property Type: Townhouse (Single)

Agent Comments



36b Halstead St CAULFIELD NORTH 3161 (REI/VG)

4 2 2

Price: $1,780,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: Townhouse (Res)
Land Size: 297 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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