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	166 Balaclava Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $2,155,000 Property Type House Suburb Caulfield North

Period - From 01/07/2024 to 30/06/2025 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	742 Inkerman Rd CAULFIELD NORTH 3161	$1,612,500	06/09/2025
2	3/678 Inkerman Rd CAULFIELD NORTH 3161	$1,550,000	21/08/2025
3	187 Alma Rd ST KILDA EAST 3183	$1,520,000	21/05/2025

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: 29/09/2025 12:49

166 Balaclava Road, Caulfield North Vic 3161



3 2 2

Property Type: House (Res)
Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending June 2025: $2,155,000

Comparable Properties



742 Inkerman Rd CAULFIELD NORTH 3161 (REI)

3 1 1

Price: $1,612,500
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 301 sqm approx

Agent Comments



3/678 Inkerman Rd CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,550,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: Townhouse (Res)
Land Size: 184 sqm approx

Agent Comments



187 Alma Rd ST KILDA EAST 3183 (REI/VG)

3 1 -

Price: $1,520,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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