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	5/613 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $667,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2024 to 30/09/2025 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	5/40 Alexandra St ST KILDA EAST 3183	$600,500	12/10/2025
2	2/571 Glen Huntly Rd ELSTERNWICK 3185	$620,000	11/10/2025
3	6/24 Fulton St ST KILDA EAST 3183	$601,000	05/10/2025

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: 22/10/2025 10:53

5/613 Inkerman Road, Caulfield North Vic 3161



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median Unit Price
Year ending September 2025: $667,000

Comparable Properties



5/40 Alexandra St ST KILDA EAST 3183 (REI)

2 1 1

Price: $600,500
Method: Auction Sale
Date: 12/10/2025
Property Type: Apartment

Agent Comments



2/571 Glen Huntly Rd ELSTERNWICK 3185 (REI)

2 1 1

Price: $620,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Apartment

Agent Comments



6/24 Fulton St ST KILDA EAST 3183 (REI)

2 1 1

Price: $601,000
Method: Auction Sale
Date: 05/10/2025
Property Type: Apartment

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

REIV THE DIFFERENCE | propertydata.com.au

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