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: 2/39 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between: $700,000 & $760,000

Median sale price*

Median price: | Property Type: | Suburb: Caulfield North

Period - From: | to: | Source:

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	2/11 Balaclava Rd ST KILDA EAST 3183	$730,000	05/10/2025
2	16/618 Inkerman Rd CAULFIELD NORTH 3161	$785,000	18/09/2025
3			

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: 09/02/2026 10:12

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

2/39 Kooyong Road, Caulfield North Vic 3161



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $760,000
No median price available

Comparable Properties



2/11 Balaclava Rd ST KILDA EAST 3183 (REI/VG)

3 1 1

Agent Comments

Price: $730,000
Method: Auction Sale
Date: 05/10/2025
Property Type: Apartment



16/618 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

3 1 1

Agent Comments

Price: $785,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: Apartment

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.

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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