

# 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 2/688 Inkerman Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$379,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2025 to 31/03/2026 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	103/681 Inkerman Rd CAULFIELD NORTH 3161	\$387,500	09/04/2026
2	103/681 Inkerman Rd CAULFIELD NORTH 3161	\$387,500	09/04/2026
3	104/286 Hawthorn Rd CAULFIELD 3162	\$389,000	30/03/2026

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: 04/06/2026 08:21



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**Indicative Selling Price**

\$379,000

**Median Unit Price**

Year ending March 2026: \$645,000



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**103/681 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)** [Agent Comments](#)

1 1 2

**Price:** \$387,500

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** Apartment



**103/681 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)** [Agent Comments](#)

1 1 2

**Price:** \$387,500

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** Apartment



**104/286 Hawthorn Rd CAULFIELD 3162 (REI/VG)**

[Agent Comments](#)

1 1 1

**Price:** \$389,000

**Method:** Private Sale

**Date:** 30/03/2026

**Property Type:** Apartment

**Account - Besser & Co EA** | P: 03 9531 1000



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