

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 3/686 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Caulfield North

Period - From 13/05/2025 to 12/05/2026 Source Property Data

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	106/20 Hawthorn Rd CAULFIELD NORTH 3161	\$550,000	01/04/2026
2	8/633 Inkerman Rd CAULFIELD NORTH 3161	\$599,000	12/03/2026
3	2/686 Inkerman Rd CAULFIELD NORTH 3161	\$595,000	12/12/2025

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: 13/05/2026 16:58



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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$595,000

Median Unit Price

13/05/2025 - 12/05/2026: \$615,000

Comparable Properties



106/20 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 01/04/2026

Property Type: Apartment



8/633 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

2 1 1

Price: \$599,000

Method: Private Sale

Date: 12/03/2026

Property Type: Apartment



2/686 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

2 1 1

Price: \$595,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: Apartment

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



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