

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

2/652 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$642,500 Property Type Unit Suburb Caulfield North

Period - From 01/04/2026 to 30/06/2026 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	6/2a Kinross Av CAULFIELD NORTH 3161	\$527,000	02/07/2026
2	10/296 Inkerman St ST KILDA EAST 3183	\$537,000	19/04/2026
3	9/618 Inkerman Rd CAULFIELD NORTH 3161	\$565,000	01/03/2026

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:

04/08/2026 12:03



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2026: \$642,500

Comparable Properties



6/2a Kinross Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$527,000

Method: Private Sale

Date: 02/07/2026

Property Type: Apartment



10/296 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$537,000

Method: Auction Sale

Date: 19/04/2026

Property Type: Apartment



9/618 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$565,000

Method: Auction Sale

Date: 01/03/2026

Property Type: Apartment

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