

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

599 Inkerman Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,967,500

Property Type House

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	13 Mchenry St ST KILDA EAST 3183	\$1,375,000	04/06/2026
2	26 Mchenry St ST KILDA EAST 3183	\$1,330,000	15/05/2026
3	375 Glen Eira Rd CAULFIELD NORTH 3161	\$1,475,000	12/04/2026

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:

11/09/2026 16:09



Property Type: House (Previously Occupied - Detached)
Land Size: 440 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 June quarter 2026: \$1,967,500

Comparable Properties



13 Mchenry St ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$1,375,000
Method: Sale
Date: 04/06/2026
Property Type: Strata Unit/Townhouse - Conjoined



26 Mchenry St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,330,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: House (Res)
Land Size: 335 sqm approx



375 Glen Eira Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,475,000
Method: Auction Sale
Date: 12/04/2026
Property Type: House (Res)
Land Size: 561 sqm approx

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