

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

728 INKERMAN ROAD, CAULFIELD NORTH, VIC 3161

Indicative selling price

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

Single Price: \$1,512,000

Median sale price

Median price

\$2,055,000

Property type

House

Suburb

CAULFIELD NORTH

Period

01 October 2025 to 31 December 2025

Source

 pricfinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
106 KOORYONG RD, CAULFIELD NORTH, VIC 3161	\$1,481,000	25/11/2025
7 BELLA VISTA RD, CAULFIELD NORTH, VIC 3161	\$1,450,000	09/12/2025
30 EDSALL ST, MALVERN, VIC 3144	\$1,500,000	24/09/2025

This Statement of Information was prepared on:

24/02/2026