

# 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 103/681 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)

Range between \$355,000 & \$390,000

### Median sale price

Median price \$671,500 Property Type Unit Suburb Caulfield North

Period - From 01/01/2025 to 31/12/2025 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	8/156 Bambra Rd CAULFIELD 3162	\$375,000	04/02/2026
2	401/2 Caulfield Blvd CAULFIELD NORTH 3161	\$386,000	12/11/2025
3	105/132 Balaclava Rd CAULFIELD NORTH 3161	\$390,000	10/11/2025

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: 02/03/2026 13:07

103/681 Inkerman Road, Caulfield North Vic 3161



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$355,000 - \$390,000  
**Median Unit Price**  
Year ending December 2025: \$671,500

## Comparable Properties



**8/156 Bambra Rd CAULFIELD 3162 (REI)**

Agent Comments



**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Property Type:** Apartment



**401/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$386,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** Apartment



**105/132 Balacclava Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** Apartment

**Account - Gary Peer & Associates** | P: 03 9066 4688 | F: 03 90664666



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