

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 6/2a Kinross Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2025 to 31/03/2026 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	5/575 Inkerman Rd CAULFIELD NORTH 3161	\$580,000	18/04/2026
2	4/10 Narong Rd CAULFIELD NORTH 3161	\$620,000	20/02/2026
3	8/401 Alma Rd CAULFIELD NORTH 3161	\$610,000	30/11/2025

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.~~

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending March 2026: \$645,000

Comparable Properties



5/575 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 -

Price: \$580,000

Method: Sold Before Auction

Date: 18/04/2026

Property Type: Unit



4/10 Narong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Auction Sale

Date: 20/02/2026

Property Type: Apartment



8/401 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 30/11/2025

Property Type: Apartment

Account - Lynchs Real Estate | P: 03 9555 1911



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