

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 25/3 Wilks Street, Caulfield North VIC 3161

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,292,000 Property type Townhouse Suburb Caulfield North

Period - From 16/01/2024 to 15/01/2025 Source Property Data

Comparable property sales

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. 1b Raglan St ST KILDA EAST 3183	\$1,350,000	23/10/2024
2. 102/76 Wattletree Rd ARMADALE 3143	\$1,300,000	14/10/2024
3. 1/371 Glen Eira Rd CAULFIELD NORTH 3161 VIC	\$1,340,000	15/09/2024

This Statement of Information was prepared on: 16/01/2025