Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address G-6/1 Wilks Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$690,000		&		\$750,000			
Median sale price								
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Caulfield North
Period - From	03/04/2024	to	02/04/2025		So	urce	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	2/140 Hotham St ST KILDA EAST 3183	\$760,000	12/03/2025
2	4/35 Wattletree Rd ARMADALE 3143	\$715,000	03/12/2024
3	4/525 High St PRAHRAN 3181	\$743,000	19/11/2024

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:

03/04/2025 13:11







Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$690,000 - \$750,000 Median Unit Price 03/04/2024 - 02/04/2025: \$645,000

Comparable Properties

2/140 Hotham St ST KILDA EAST 3183 (REI) 2 2 2 1 Price: \$760,000 Method: Sold Before Auction Date: 12/03/2025 Property Type: Apartment	Agent Comments
4/35 Wattletree Rd ARMADALE 3143 (REI/VG) 2 2 2 1 Price: \$715,000 Method: Private Sale Date: 03/12/2024 Property Type: Apartment	Agent Comments
4/525 High St PRAHRAN 3181 (REI/VG) 2 2 2 1 Price: \$743,000 Method: Private Sale Date: 19/11/2024 Property Type: Apartment	Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289



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