

# 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

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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

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

Period - From 03/04/2024 to 02/04/2025 Source 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.

	Address 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

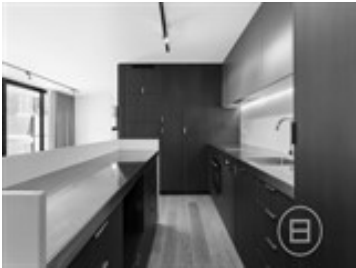


**2/140 Hotham St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$760,000  
**Method:** Sold Before Auction  
**Date:** 12/03/2025  
**Property Type:** Apartment



**4/35 Wattletree Rd ARMADALE 3143 (REI/VG)**

Agent Comments



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 03/12/2024  
**Property Type:** Apartment



**4/525 High St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$743,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** Apartment