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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