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 Raphael Street, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,550,000 Property Type House Suburb Caulfield North

Period - From 01/01/2026 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	1/5 Norwood Rd CAULFIELD NORTH 3161	$1,740,000	28/03/2026
2	1b Lynedoch Av ST KILDA EAST 3183	$2,100,000	14/12/2025
3	567 Dandenong Rd ARMADALE 3143	$1,920,000	20/11/2025

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.~~

This Statement of Information was prepared on: 20/04/2026 15:42

6 Raphael Street, Caulfield North Vic 3161

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4 3 4

Property Type: House

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
March quarter 2026: $2,550,000

Comparable Properties



1/5 Norwood Rd CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,740,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Agent Comments



1b Lynedoch Av ST KILDA EAST 3183 (REI/VG)

4 3 3

Price: $2,100,000
Method: Private Sale
Date: 14/12/2025
Property Type: House

Agent Comments



567 Dandenong Rd ARMADALE 3143 (REI/VG)

3 3 2

Price: $1,920,000
Method: Expression of Interest
Date: 20/11/2025
Property Type: House (Res)

Agent Comments

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