Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

2a Wilks Street, Caulfield North VIC 3161

Indicative selling price

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

Range between $3,150,000 & $3,450,000

Median sale price

Median price $2,203,750 Property type House Suburb Caulfield North

Period - From 01/01/2024 to 31/12/2024 Source REIV

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
11 Orrong Cr Caulfield North VIC 3161	$3,951,000	23/02/2025
1a Redcourt Av Armadale VIC 3143	$3,510,000	25/01/2025

B The estate agent of 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: 26/05/2025