

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

111/1 WILKS STREET CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,250

Property type

Unit

Suburb

Caulfield North

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

16/45-47 HOTHAM STREET ST KILDA EAST VIC 3183	\$620,000	29-Apr-25
101/69 NEWRY STREET WINDSOR VIC 3181	\$620,000	13-May-25
201/3 RAGLAN STREET ST KILDA EAST VIC 3183	\$625,000	19-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 04 September 2025

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**16/45-47 HOTHAM STREET ST
KILDA EAST VIC 3183**

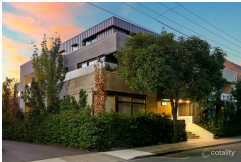
2 1 1

Sold Price

\$620,000

Sold Date **29-Apr-25**

Distance **1.25km**



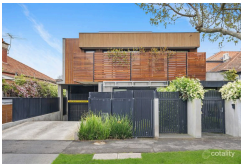
**101/69 NEWRY STREET WINDSOR
VIC 3181**

2 1 1

Sold Price

Sold Date **13-May-25**

Distance **1.59km**



**201/3 RAGLAN STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$625,000

Sold Date **19-Mar-25**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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