

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

108/1 Wilks Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Caulfield North

Period - From 01/04/2025

to 30/06/2025

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	3/496 Dandenong Rd CAULFIELD NORTH 3161	\$635,000	14/06/2025
2	1/91 Westbury St ST KILDA EAST 3183	\$620,000	03/06/2025
3	205/323 Dandenong Rd PRAHRAN 3181	\$632,000	14/04/2025

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:

13/08/2025 13:28



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2025: \$635,000

Comparable Properties



3/496 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

 2  2  2

Price: \$635,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)



1/91 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000
Method: Private Sale
Date: 03/06/2025
Property Type: Apartment



205/323 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

 2  2  1

Price: \$632,000
Method: Private Sale
Date: 14/04/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289