

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

\$2,000,000

&

\$2,100,000

Median sale price

Median price

\$2,175,000

Property Type

House

Suburb

Caulfield North

Period - From

01/01/2025

to

31/12/2025

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	1b Lynedoch Av ST KILDA EAST 3183	\$2,100,000	14/12/2025
2	182 Orrong Rd CAULFIELD NORTH 3161	\$2,160,000	03/12/2025
3	34 Park Cr CAULFIELD NORTH 3161	\$1,908,000	26/10/2025

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:

17/02/2026 15:27

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Property Type: House

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
Year ending December 2025: \$2,175,000

Comparable Properties



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

Agent Comments

4 3 3

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



182 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

4 2 3

Price: \$2,160,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 631 sqm approx



34 Park Cr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

4 2 1

Price: \$1,908,000
Method: Auction Sale
Date: 26/10/2025
Property Type: House (Res)
Land Size: 364 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604