

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 Lucas Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,817,500 Property Type House Suburb Caulfield South

Period - From 01/10/2025 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 | 30 Griffiths St CAULFIELD SOUTH 3162 | \$2,085,000 | 16/11/2025 |
| 2 | 2 Scott St CAULFIELD SOUTH 3162 | \$2,040,000 | 24/08/2025 |
| 3 | 23 Imperial Av CAULFIELD SOUTH 3162 | \$1,925,000 | 23/08/2025 |

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: 18/02/2026 12:30



 4
  2
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

December quarter 2025: \$1,817,500

Comparable Properties



30 Griffiths St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4
  2
  3

Price: \$2,085,000

Method: Auction Sale

Date: 16/11/2025

Property Type: House (Res)

Land Size: 570 sqm approx



2 Scott St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 5
  3
  2

Price: \$2,040,000

Method: Auction Sale

Date: 24/08/2025

Property Type: House (Res)

Land Size: 666 sqm approx



23 Imperial Av CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,925,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 517 sqm approx

Account - Marshall White | P: 03 9822 9999