

# 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

25 Webb Street, Caulfield Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,300,000

&

\$2,500,000

### Median sale price

Median price

\$1,805,000

Property Type

House

Suburb

Caulfield

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	22 Powderham Rd CAULFIELD NORTH 3161	\$2,620,000	29/09/2025
2	10 Burrindi Rd CAULFIELD SOUTH 3162	\$2,415,000	05/09/2025
3	3 Murray St ELSTERNWICK 3185	\$2,325,000	03/08/2025

**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:

03/02/2026 17:12



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**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

December quarter 2025: \$1,805,000



**Property Type:**

Agent Comments

## Comparable Properties



**22 Powderham Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$2,620,000

**Method:** Private Sale

**Date:** 29/09/2025

**Property Type:** House (Res)

**Land Size:** 625 sqm approx



**10 Burrindi Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$2,415,000

**Method:** Sold Before Auction

**Date:** 05/09/2025

**Property Type:** House (Res)

**Land Size:** 638 sqm approx



**3 Murray St ELSTERNWICK 3185 (REI/VG)**

Agent Comments



**Price:** \$2,325,000

**Method:** Auction Sale

**Date:** 03/08/2025

**Property Type:** House (Res)

**Land Size:** 663 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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