

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 43b Leopold Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,300,000 & \$2,450,000

Median sale price

Median price \$1,825,000 Property Type House Suburb Caulfield South

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	2/18 Marara Rd CAULFIELD SOUTH 3162	\$2,375,000	02/12/2025
2	7b Snowdon Av CAULFIELD 3162	\$2,342,500	31/10/2025
3	9b Bundeera Rd CAULFIELD SOUTH 3162	\$2,470,000	28/10/2025

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: 05/02/2026 09:35



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Indicative Selling Price

\$2,300,000 - \$2,450,000

Median House Price

Year ending December 2025: \$1,825,000



Property Type:

Agent Comments

Comparable Properties



2/18 Marara Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$2,375,000

Method: Sold Before Auction

Date: 02/12/2025

Property Type: Townhouse (Res)

Land Size: 384 sqm approx



7b Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$2,342,500

Method: Sold Before Auction

Date: 31/10/2025

Property Type: Townhouse (Res)



9b Bundeera Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$2,470,000

Method: Private Sale

Date: 28/10/2025

Property Type: Townhouse (Single)

Land Size: 321 sqm approx

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



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