Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,930,000

Property offered for sale

Address	20 Leamington Crescent, Caulfield East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,750,000	&	\$1,925,000

Median sale price

Median price	\$1,740,000	Pro	perty Type	House		Suburb	Caulfield East
Period - From	01/10/2024	to	30/09/2025		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.

Add	dress of comparable property	Price	Date of sale
1	6 Miller St CARNEGIE 3163	\$1,905,000	27/10/2025
2	22 Newman Av CARNEGIE 3163	\$1,860,000	25/10/2025

OR

40 Elliott Av CARNEGIE 3163

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:	05/11/2025 09:56



19/09/2025









Property Type: House (Res) **Land Size:** 530 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price Year ending September 2025: \$1,740,000

Comparable Properties



6 Miller St CARNEGIE 3163 (REI)

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Agent Comments

Price: \$1,905,000

Method: Sold Before Auction

Date: 27/10/2025 **Property Type:** House **Land Size:** 540 sqm approx



22 Newman Av CARNEGIE 3163 (REI)







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Agent Comments

Price: \$1,860,000 **Method:** Auction Sale **Date:** 25/10/2025

Property Type: House (Res)



40 Elliott Av CARNEGIE 3163 (REI/VG)

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Price: \$1,930,000 Method: Private Sale Date: 19/09/2025

Property Type: House (Res) **Land Size:** 678 sqm approx

Agent Comments

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



