

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

21 Leopold Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,770,000

Property Type House

Suburb Caulfield South

Period - From 01/01/2025

to

31/03/2025

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	285 North Rd CAULFIELD SOUTH 3162	\$1,800,000	29/03/2025
2	27 Frederick St CAULFIELD SOUTH 3162	\$1,755,000	15/03/2025
3	29 Albion St CAULFIELD SOUTH 3162	\$1,602,000	04/03/2025

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:

27/05/2025 09:16



5 3 2

Property Type: House
Land Size: 527 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
March quarter 2025: \$1,770,000

Comparable Properties



285 North Rd CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

5 3 3

Price: \$1,800,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)



27 Frederick St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

4 2 1

Price: \$1,755,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 677 sqm approx



29 Albion St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,602,000
Method: Auction Sale
Date: 04/03/2025
Property Type: House (Res)
Land Size: 576 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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