

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,350,000

### Median sale price

Median price \$1,650,000 Property Type Townhouse Suburb Caulfield South

Period - From 11/03/2025 to 10/03/2026 Source Property Data

### 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	30b Bent St CAULFIELD SOUTH 3162	\$2,360,000	26/02/2026
2	9b Landcox St BRIGHTON EAST 3187	\$2,200,000	09/02/2026
3	2/18 Marara Rd CAULFIELD SOUTH 3162	\$2,375,000	02/12/2025

**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: 11/03/2026 11:40



Dion Besser  
9531 1000

0412 556 443

dion@besserco.com.au

**Indicative Selling Price**

\$2,200,000 - \$2,350,000

**Median Townhouse Price**

11/03/2025 - 10/03/2026: \$1,650,000



**Property Type:**

Agent Comments

## Comparable Properties



**30b Bent St CAULFIELD SOUTH 3162 (REI)**

Agent Comments



**Price:** \$2,360,000

**Method:** Private Sale

**Date:** 26/02/2026

**Property Type:** Townhouse (Single)



**9b Landcox St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 09/02/2026

**Property Type:** Townhouse (Res)



**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

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



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