

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

4/56 Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Caulfield North

Period - From 01/04/2025

to 31/03/2026

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	10/353 Alma Rd CAULFIELD NORTH 3161	\$566,500	27/06/2026
2	4/26 Fulton St ST KILDA EAST 3183	\$565,000	20/06/2026
3	5/353 Alma Rd CAULFIELD NORTH 3161	\$615,000	18/06/2026

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:

01/07/2026 09:34

4/56 Kooyong Road, Caulfield North Vic 3161



Dion Besser
9531 1000
0412 556 443
dion@besserco.com.au



2 1 1

Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending March 2026: \$645,000

Comparable Properties



10/353 Alma Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$566,500
Method: Auction Sale
Date: 27/06/2026
Property Type: Apartment



4/26 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$565,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Apartment



5/353 Alma Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$615,000
Method: Private Sale
Date: 18/06/2026
Property Type: Apartment

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



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