

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 \$1,960,000

&

\$2,050,000

Median sale price

Median price \$1,642,500

Property Type Townhouse

Suburb Caulfield South

Period - From 03/09/2025

to

02/09/2026

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	5a Spring Rd CAULFIELD SOUTH 3162	\$1,930,000	12/08/2026
2	5b Spring Rd CAULFIELD SOUTH 3162	\$2,000,000	28/06/2026
3	30a Narrawong Rd CAULFIELD SOUTH 3162	\$2,040,000	27/04/2026

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:

03/09/2026 07:42



Dion Besser

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Indicative Selling Price

\$1,960,000 - \$2,050,000

Median Townhouse Price

03/09/2025 - 02/09/2026: \$1,642,500



Property Type:

Agent Comments

Comparable Properties



5a Spring Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,930,000

Method: Private Sale

Date: 12/08/2026

Property Type: Townhouse (Res)



5b Spring Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 28/06/2026

Property Type: Townhouse (Res)

Land Size: 285 sqm approx



30a Narrawong Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$2,040,000

Method: Private Sale

Date: 27/04/2026

Property Type: Townhouse (Single)

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



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