

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

25 Webb Street, Caulfield Vic 3162

Indicative selling price

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

Single price

\$2,350,000

Median sale price

Median price

\$1,760,000

Property Type

House

Suburb

Caulfield

Period - From

01/03/2025

to

28/02/2026

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	5 Bealiba Rd CAULFIELD SOUTH 3162	\$2,000,000	16/12/2025
2	29 Goe St CAULFIELD SOUTH 3162	\$2,093,000	30/11/2025
3	22 Powderham Rd CAULFIELD NORTH 3161	\$2,620,000	29/09/2025

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:

01/03/2026 13:02



Dion Besser
9531 1000

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Indicative Selling Price

\$2,350,000

Median House Price

01/03/2025 - 28/02/2026: \$1,760,000



3 3 2

Property Type: House

Agent Comments

Comparable Properties



5 Bealiba Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

3 - -

Price: \$2,000,000

Method: Sale

Date: 16/12/2025

Property Type: House (Res)

Land Size: 631 sqm approx



29 Goe St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 3

Price: \$2,093,000

Method: Auction Sale

Date: 30/11/2025

Property Type: House (Res)

Land Size: 623 sqm approx



22 Powderham Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$2,620,000

Method: Private Sale

Date: 29/09/2025

Property Type: House (Res)

Land Size: 625 sqm approx

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



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