

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

139B Kooyong Road, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$1,649,000

Median sale price

Median price

\$2,087,500

Property Type

House

Suburb

Caulfield North

Period - From

01/07/2025

to

30/09/2025

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	2/5 Marriott St CAULFIELD 3162	\$1,610,000	23/11/2025
2	2/4 Carrington Gr ST KILDA EAST 3183	\$1,602,000	14/10/2025
3	2/59 Snowdon Av CAULFIELD 3162	\$1,667,000	24/08/2025

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:

05/12/2025 14:33



3 2 2

Property Type: Unit
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
\$1,649,000
Median House Price
September quarter 2025: \$2,087,500

Comparable Properties



2/5 Marriott St CAULFIELD 3162 (REI)

Agent Comments

3 2 3

Price: \$1,610,000
Method: Auction Sale
Date: 23/11/2025
Property Type: House (Res)
Land Size: 450 sqm approx



2/4 Carrington Gr ST KILDA EAST 3183 (REI)

Agent Comments

3 2 2

Price: \$1,602,000
Method: Private Sale
Date: 14/10/2025
Property Type: House (Res)



2/59 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,667,000
Method: Auction Sale
Date: 24/08/2025
Property Type: Unit

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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