

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

23b Leaburn Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,967,500

Property Type

House

Suburb

Caulfield North

Period - From

01/04/2026

to

30/06/2026

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	2/32 Kambrook Rd CAULFIELD NORTH 3161	\$1,900,000	30/07/2026
2	2a Carrington Gr ST KILDA EAST 3183	\$1,900,000	17/06/2026
3			

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:

21/09/2026 15:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
June quarter 2026: \$1,967,500

Comparable Properties



2/32 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 30/07/2026
Property Type: Townhouse (Single)



2a Carrington Gr ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 17/06/2026
Property Type: House (Res)

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.