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	11 Leamington Crescent, Caulfield East Vic 3145

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,666,250 Property Type House Suburb Caulfield East

Period - From 23/01/2025 to 22/01/2026 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	20 Leamington Cr CAULFIELD EAST 3145		13/01/2026
2	30 Derby Cr CAULFIELD EAST 3145	$1,725,000	08/11/2025
3	53 Grange Rd CAULFIELD EAST 3145	$1,550,000	22/10/2025

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: 23/01/2026 12:27

11 Leamington Crescent, Caulfield East Vic 3145

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4 1 1

Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
23/01/2025 - 22/01/2026: $1,666,250

Comparable Properties



20 Leamington Cr CAULFIELD EAST 3145 (REI)

4 2 1

Price:
Method: Private Sale
Date: 13/01/2026
Property Type: House
Land Size: 530 sqm approx

Agent Comments



30 Derby Cr CAULFIELD EAST 3145 (REI)

3 2 2

Price: $1,725,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)

Agent Comments

53 Grange Rd CAULFIELD EAST 3145 (REI/VG)

4 2 4

Price: $1,550,000
Method: Private Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 524 sqm approx

Agent Comments

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