

# 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

5/19 Snowdon Avenue, Caulfield Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$470,000

### Median sale price

Median price \$756,500

Property Type Unit

Suburb Caulfield

Period - From 01/07/2024

to 30/06/2025

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	4/8 Waratah Av GLEN HUNTLY 3163	\$470,000	12/06/2025
2	3/65-71 Clarence St ELSTERNWICK 3185	\$500,000	23/05/2025
3	4/129 Grange Rd GLEN HUNTLY 3163	\$475,500	01/03/2025

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:

25/07/2025 14:31

5/19 Snowdon Avenue, Caulfield Vic 3162

Ari Levin  
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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$470,000

**Median Unit Price**

Year ending June 2025: \$756,500

## Comparable Properties



**4/8 Waratah Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

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**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 12/06/2025

**Property Type:** Apartment



**3/65-71 Clarence St ELSTERNWICK 3185 (REI)**

**Agent Comments**

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**Price:** \$500,000

**Method:** Private Sale

**Date:** 23/05/2025

**Property Type:** Apartment



**4/129 Grange Rd GLEN HUNTLY 3163 (REI/VG)**

**Agent Comments**

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**Price:** \$475,500

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Apartment

**Account - Slater & Levin**



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