

# 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

2/59 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)

Range between

\$1,300,000

&

\$1,430,000

### Median sale price

Median price

\$2,005,000

Property Type

House

Suburb

Caulfield

Period - From

28/07/2024

to

27/07/2025

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	25 Sussex Rd CAULFIELD SOUTH 3162	\$1,391,000	07/05/2025
2	23 Cedar St CAULFIELD SOUTH 3162	\$1,420,000	06/04/2025
3	2/1 Takapuna St CAULFIELD SOUTH 3162	\$1,366,000	15/03/2025

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:

28/07/2025 10:42



**Property Type:** Retirement Village  
Individual Flat/Unit

Agent Comments

## Comparable Properties



**25 Sussex Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$1,391,000

**Method:** Sold Before Auction

**Date:** 07/05/2025

**Property Type:** House (Res)

**Land Size:** 383 sqm approx



**23 Cedar St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 06/04/2025

**Property Type:** House (Res)

**Land Size:** 343 sqm approx



**2/1 Takapuna St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments



**Price:** \$1,366,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** Unit