

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

Range between

\$450,000

&

\$495,000

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:

09/07/2025 14:48

5/19 Snowdon Avenue, Caulfield Vic 3162

Ari Levin
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending June 2025: \$756,500

Comparable Properties



4/8 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$470,000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 23/05/2025

Property Type: Apartment



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

Agent Comments

2 - -

Price: \$475,500

Method: Auction Sale

Date: 01/03/2025

Property Type: Apartment

Account - Slater & Levin



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