## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/19 Snowdon Avenue, Caulfield Vic 3162

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale pi	rice							
Median price	\$756,500	Pro	operty Type	Unit			Suburb	Caulfield
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	dress 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.

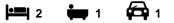
This Statement of Information was prepared on:

09/07/2025 14:48



Ari Levin 0407 412 142 ari@slaterlevin.com.au





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)



Price: \$470,000 Method: Sold Before Auction Date: 12/06/2025 Property Type: Apartment

Agent Comments



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

Agent Comments





Price: \$500,000 Method: Private Sale Date: 23/05/2025 Property Type: Apartment



4/129 Grange Rd GLEN HUNTLY 3163 (REI/VG) 2

Agent Comments

Price: \$475,500 Method: Auction Sale

Property Type: Apartment

Date: 01/03/2025

Account - Slater & Levin



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