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	1/44 Snowdon Avenue, Caulfield Vic 3162

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $965,000 Property Type Unit Suburb Caulfield

Period - From 01/04/2026 to 30/06/2026 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	2/105 Murray St CAULFIELD 3162	$965,000	13/04/2026
2	3/15 Marara Rd CAULFIELD SOUTH 3162	$951,000	29/03/2026
3	4/40 Royal Av GLEN HUNTLY 3163	$980,000	05/03/2026

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: 27/08/2026 13:56

1/44 Snowdon Avenue, Caulfield Vic 3162

Oren Flamm
9533 0999
0407 750 438
oflamm@flarerealestate.com.au



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Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
June quarter 2026: $965,000

Comparable Properties



2/105 Murray St CAULFIELD 3162 (REI/VG)

3 2 1

Price: $965,000
Method: Private Sale
Date: 13/04/2026
Property Type: Apartment

Agent Comments



3/15 Marara Rd CAULFIELD SOUTH 3162 (REI/VG)

2 2 1

Price: $951,000
Method: Auction Sale
Date: 29/03/2026
Property Type: Unit

Agent Comments



4/40 Royal Av GLEN HUNTLY 3163 (REI/VG)

3 1 1

Price: $980,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: Unit

Agent Comments

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