

# 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

12a 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 \$1,175,000 & \$1,275,000

### Median sale price

Median price \$1,075,000 Property Type Unit Suburb Caulfield

Period - From 01/01/2026 to 31/03/2026 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	3/30 Gardenia Rd GARDENVALE 3185	\$1,320,000	18/04/2026
2	3/18 Newlyn St CAULFIELD 3162	\$1,310,000	14/03/2026
3	1/113 Murray St CAULFIELD 3162	\$1,395,000	12/03/2026

**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:

02/06/2026 11:57



**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/30 Gardenia Rd GARDENVALE 3185 (REI)**

Agent Comments



**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** Unit



**3/18 Newlyn St CAULFIELD 3162 (REI/VG)**

Agent Comments



**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Unit

**Land Size:** 1135 sqm approx



**1/113 Murray St CAULFIELD 3162 (VG)**

Agent Comments



**Price:** \$1,395,000

**Method:** Sale

**Date:** 12/03/2026

**Property Type:** Flat/Unit/Apartment (Res)

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889