

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	2/55 Snowdon Avenue, Caulfield Vic 3162
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$810,000	Property Type	Unit	Suburb	Caulfield
Period - From	20/10/2024	to	19/10/2025	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		
2		
3		

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:	20/10/2025 10:09
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Rochelle Butt
9525 9222
0412 707 033

rochelle@rodneymorley.com.au

Indicative Selling Price
\$1,300,000 - \$1,400,000

Median Unit Price
20/10/2024 - 19/10/2025: \$810,000



 3  

Property Type: Unit
Agent Comments

Comparable Properties

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.