Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	5 Ellington Street, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price \$930,000	Pro	operty Type Unit	t	9	Suburb	Caulfield South
Period - From 19/11/2024	to	18/11/2025	Sou	urce F	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

Address of comparable property		1 1100	Date of Sale
1	2/55 Snowdon Av CAULFIELD 3162	\$1,550,000	16/11/2025
2	1/12 Omar St CAULFIELD SOUTH 3162	\$1,501,000	22/10/2025
3	16 Alexander St BRIGHTON EAST 3187	\$1,555,000	23/08/2025

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.

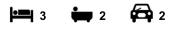
This Statement of Information was prepared on:	19/11/2025 15:50



Date of sale

BigginScott*





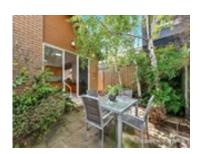
Rooms: 6 **Property Type:**

Land Size: 367m2 sqm approx

Agent Comments

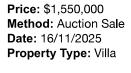
Indicative Selling Price \$1,550,000 **Median Unit Price** 19/11/2024 - 18/11/2025: \$930,000

Comparable Properties



2/55 Snowdon Av CAULFIELD 3162 (REI)

Agent Comments





1/12 Omar St CAULFIELD SOUTH 3162 (REI)





Price: \$1,501,000

Method: Sold Before Auction

Date: 22/10/2025 Property Type: Unit Agent Comments



16 Alexander St BRIGHTON EAST 3187 (REI/VG)





Price: \$1,555,000 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res) Land Size: 214 sqm approx **Agent Comments**

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.