

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

5 Ellington Street, Caulfield South Vic 3162

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

Property Type

Unit

Suburb

Caulfield South

Period - From

19/11/2024

to

18/11/2025

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	2/55 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



3
 2
 2

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

3
 2
 2

Price: \$1,550,000

Method: Auction Sale

Date: 16/11/2025

Property Type: Villa



1/12 Omar St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3
 2
 2

Price: \$1,501,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Unit



16 Alexander St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,555,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 214 sqm approx