



Check a Property Agent on CEA’s Public Register

Description

Search the phone number used by the person on CEA’s Public Register. A copied name or registration number is not enough: the number should lead to the agent’s own profile, where registration, agency and record can be compared with the advertisement and conversation.

This guide is for a buyer, seller, landlord or tenant contacted by someone claiming to be a property agent. Its job is specific: verify the person and phone number before signing, paying or sharing identity documents. Use the table first, then the worked example and checklist; keep any calculation as a labelled estimate until the controlling body or live service confirms it.

check property agent CEA Public Register: the decision table

Situation	Practical next step
Phone number opens the matching profile	Compare photo, registration number, agency and contact details
Name exists but phone number does not match	Stop; treat impersonation as a serious risk
Registration is not valid	Do not let the person perform estate agency work
Profile is valid but experience is unclear	Review two-year residential transactions and ask task-specific questions

The table separates the common branches that lead to different outcomes. It is not a substitute for reading the current source: re-open the cited authority on the day the decision is made, especially where a deadline, rate, eligibility rule, opening condition or safety instruction is involved.

Start with the controlling rule

Use the phone number in the advertisement or message as the search key. Scammers can copy a genuine agent’s name, photograph and CEA registration number while communicating from a

different number. [CEA agent-registration check](#).

Compare the profile's agency and licence details with the paperwork. A valid salesperson is registered through a licensed estate agent; an unexplained mismatch should be resolved with the agency's published contact channel. [CEA 2026 consumer resources guide](#).

These two checks define the reader's starting position. Record the date and the facts used, because a later application, booking or dispute is easier to resolve when the original basis is visible.

Apply the rule to the real decision

The Public Register shows residential transactions facilitated in the preceding two years and which party the agent represented. No recent entry does not prove incompetence, but it supports a more specific experience conversation. [CEA agent-registration check](#).

Read any disciplinary record in context and confirm the current registration status. Awards and volume are secondary to identity, scope, conflicts and the service promised. [CEA 2026 consumer resources guide](#).

Do not compress separate conditions into a single yes-or-no answer. Work through the eligibility, timing, amount and evidence questions in that order, and stop if a live record does not match the assumption.

Build the evidence trail

Call the property agency using the number on its official website if the approach was unsolicited or payment instructions change. Do not verify a suspicious contact using another number supplied by that same contact. [CEA agent-registration check](#).

Keep deposits and option monies on the contractually correct route. A valid agent profile does not make every bank account, QR code or request legitimate. [CEA 2026 consumer resources guide](#).

Save the relevant confirmation, receipt, official result or case reference. This is not administrative decoration: it is the record that allows the authority, provider or household to reconstruct what happened.

Know the limit of the answer

Before sending NRIC or passport information, ask why it is needed, how it will be protected and whether the transaction has reached the stage requiring customer due diligence. [CEA agent-registration check](#).

Save the dated register result, advertisement and message trail. If the profile changes or a dispute arises, the evidence shows exactly what was checked before engagement. [CEA 2026 consumer resources guide](#).

This guide resolves the general task for a Singapore reader. It does not replace an individual notice, contract, clinical assessment, legal advice or an officer's direction at the point of service.

Worked Singapore example

A rental advertiser uses the name and registration number of a real agent. Searching the advertised mobile number produces no profile, even though searching the copied name does. The tenant pauses, calls the listed agency through its official website and does not transfer the requested viewing deposit.

The example shows the method, not a promised outcome. Replace its dates, balances, prices, route conditions or personal facts with the reader's own information. Where the example performs arithmetic, it is an editorial calculation and should be reconciled against the live statement, bill or official calculator.

Action checklist

1. Search the advertised phone number
2. Match photograph and registration number
3. Confirm agency name and licence
4. Review relevant two-year transactions
5. Check disciplinary and registration status
6. Verify changed payment instructions independently
7. Save a dated copy of the result

Work through the list in sequence. If one item cannot be verified, record the gap and use the official contact route rather than guessing. Keep screenshots only as supporting evidence; the live authority page and issued document remain controlling.

Two original tools in this guide

A six-field agent identity reconciliation. This converts the source material into a reusable decision aid. Copy it into a note or spreadsheet and enter only verified personal inputs.

An impersonation stop-rule based on phone-number mismatch. This is the final control before an irreversible payment, submission, booking, journey or household decision. It is an editorial framework derived from the sources, not an official form.

Primary-source ledger

Official or primary source	Material claims checked
CEA agent-registration check CEA 2026 consumer resources guide	Phone-number search, valid registration and profile fields to verify. June 2026 Public Register enhancements and transaction-record use.

Each inline link sits beside the claim it is intended to support. Both source pages were opened during the evidence pass. If a page is revised after publication, use the latest controlling text and treat this article's worked examples as historical calculations rather than fresh official advice.

Errors that change the outcome

- Searching only a name
- Assuming a valid profile validates a different phone number
- Treating awards as a substitute for identity checks
- Paying to secure a viewing before verifying the transaction
- Sending identity documents through an unverified chat

The recurring failure is to act on a familiar label without checking its definition. Preserve the original notice, policy wording, booking terms, eligibility record or authority response so that a later review starts from evidence rather than memory.

Continue with the next useful step

For the adjacent task, read [the HDB resale buying sequence](#). If the decision moves into another stage, continue with [the next property evidence check](#). These links were selected for reader progression, not as mechanical category links.

Questions readers ask

Can an unregistered person negotiate a property deal for me?

CEA says estate agency work must be performed by properly registered persons. [CEA agent-registration check](#).

Why search by phone number?

It tests whether the contact channel belongs to the registered profile rather than an impersonator. [CEA 2026 consumer resources guide](#).

Does a short transaction history disqualify an agent?

No. Use it to ask about relevant experience, supervision and the service plan. [CEA agent-registration check](#).

Accuracy note: This article was checked against the linked primary sources on 2026-07-21. Individual facts and live services can change. No interview, first-hand use, first-hand meal, price check or field observation is claimed unless expressly stated.

Date Created

22/07/2026

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