

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

12 Stan Street, Clifton Hill VIC 3068

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$872,500

Property Type

Unit

Suburb

Clifton Hill

Period - From

02/12/2024

to

01/06/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
416/88 Trenerry Cr, Abbotsford Vic	\$750,000	25/05/2025
509/25 Johnston St, Collingwood Vic	\$805,000	17/04/2025
207/9 Little Oxford St, Collingwood Vic	\$743,000	10/04/2025

This Statement of Information was prepared on:

02/06/2025