

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

14 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,652,500

Property Type House

Suburb Clifton Hill

Period - From 01/07/2025

to

30/06/2026

Source REIV

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	53 hodgkinson St CLIFTON HILL 3068	\$1,585,000	20/06/2026
2	37 Charles St NORTHCOTE 3070	\$1,645,000	21/03/2026
3	11a Noone St CLIFTON HILL 3068	\$1,655,000	25/02/2026

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:

19/08/2026 10:51



3 1 0

Property Type: House

Agent Comments

Comparable Properties



53 hodgkinson St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 1 -

Price: \$1,585,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 214 sqm approx



37 Charles St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 2 2

Price: \$1,645,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 237 sqm approx



11a Noone St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 1 -

Price: \$1,655,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)

Land Size: 257 sqm approx