

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

15c John Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,100,000

&

\$1,175,000

Median sale price

Median price \$872,500

Property Type Unit

Suburb Clifton Hill

Period - From 01/04/2024

to 31/03/2025

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	8 York PI FITZROY NORTH 3068	\$1,175,000	27/04/2025
2	240 Langridge St ABBOTSFORD 3067	\$1,151,000	04/04/2025
3	26 Raphael St ABBOTSFORD 3067	\$1,155,000	14/03/2025

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:

20/05/2025 15:45



 3  2  1

Rooms: 5

Property Type: Townhouse

Land Size: Strata sqm approx

[Agent Comments](#)

Comparable Properties



8 York PI FITZROY NORTH 3068 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,175,000

Method: Private Sale

Date: 27/04/2025

Property Type: House



240 Langridge St ABBOTSFORD 3067 (REI)

[Agent Comments](#)

 3  3  1

Price: \$1,151,000

Method: Private Sale

Date: 04/04/2025

Property Type: Townhouse (Single)



26 Raphael St ABBOTSFORD 3067 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,155,000

Method: Sold Before Auction

Date: 14/03/2025

Property Type: Townhouse (Res)