

21 Hilton Street, Clifton Hill Vic 3068



2 Bed 1 Bath - Car

Property Type: House (Previously Occupied- Detached)

Indicative Selling Price

\$830,000- \$900,000

Median House Price

Year ending December 2025:

\$1,660,500

Comparable Properties



34 Condell Street, FITZROY 3065 (REI/VG)

2 Bed 1 Bath - Car

Price: \$850,000

Method: Auction Sale

Date: 18/11/2025

Property Type: House (Res)

Agent Comments: Comparable condition and accommodation, inferior land size.



8 Stafford Street, ABBOTSFORD 3067 (REI/VG)

2 Bed 1 Bath - Car

Price: \$900,000

Method: Private Sale

Date: 27/10/2025

Property Type: House

Agent Comments: Comparable accommodation, superior condition, inferior land size.



57 Kerr St FITZROY 3065 (VG)

2 Bed 1 Bath - Car

Price: \$875,000

Method: Sale

Date: 17/10/2025

Property Type: House- Attached House N.E.C.

Agent Comments: Superior condition and style, inferior land size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

21 Hilton Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$830,000 & \$900,000

Median sale price

Median price \$1,660,500 House x Suburb Clifton Hill

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales

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
34 Condell Street, FITZROY 3065	\$850,000	18/11/2025
8 Stafford Street, ABBOTSFORD 3067	\$900,000	27/10/2025
57 Kerr Street, FITZROY 3065	\$875,000	17/10/2025

This Statement of Information was prepared on:

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