

# 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

23 Turnbull Street, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$1,567,500

Property Type House

Suburb Clifton Hill

Period - From 01/04/2026

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 | 87 Michael St FITZROY NORTH 3068 | \$2,700,000 | 13/06/2026   |
| 2 | 1a Ramsden St CLIFTON HILL 3068  | \$2,475,000 | 30/03/2026   |
| 3 | 7 Woodhead St FITZROY NORTH 3068 | \$2,375,000 | 18/03/2026   |

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:

29/07/2026 10:37



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 474 sqm approx

**Agent Comments**

## Comparable Properties



**87 Michael St FITZROY NORTH 3068 (REI)**

**Agent Comments**



**Price:** \$2,700,000

**Method:** Auction Sale

**Date:** 13/06/2026

**Property Type:** House (Res)



**1a Ramsden St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$2,475,000

**Method:** Private Sale

**Date:** 30/03/2026

**Property Type:** House



**7 Woodhead St FITZROY NORTH 3068 (REI/VG)**

**Agent Comments**



**Price:** \$2,375,000

**Method:** Private Sale

**Date:** 18/03/2026

**Property Type:** House (Res)

**Land Size:** 369 sqm approx