

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

3/10 South Terrace, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$850,000 & \$895,000

Median sale price

Median price

\$755,000

Property Type

Unit

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	8 Laura Pl FITZROY NORTH 3068	\$936,500	26/05/2026
2	25/140 Queens Pde FITZROY NORTH 3068	\$880,500	19/05/2026
3	137/56 Nicholson St ABBOTSFORD 3067	\$890,000	15/05/2026

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:

15/07/2026 08:49



2 1.5 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



8 Laura PI FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

Price: \$936,500

Method: Private Sale

Date: 26/05/2026

Property Type: Townhouse (Single)



25/140 Queens Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 1

Price: \$880,500

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)



137/56 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$890,000

Method: Auction Sale

Date: 15/05/2026

Rooms: 5

Property Type: Townhouse (Res)