

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

38 Hilton Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,200,000

&

\$1,280,000

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	50 McIlwraith St PRINCES HILL 3054	\$1,335,000	19/09/2026
2	66 Newry St CARLTON NORTH 3054	\$1,220,000	13/07/2026
3	61 Hodgkinson St CLIFTON HILL 3068	\$1,302,000	27/06/2026

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:

29/09/2026 10:07



🛏 2 🛏 1 🚗 1

Property Type: House (Res)

Land Size: 190 sqm approx

Agent Comments

excellent corner position with a fantastic Clifton hill pocket to match.

Indicative Selling Price

\$1,200,000 - \$1,280,000

Median House Price

June quarter 2026: \$1,567,500

Comparable Properties



50 McIlwraith St PRINCES HILL 3054 (REI)

Agent Comments

🛏 2 🛏 1 🚗 1

Price: \$1,335,000

Method: Auction Sale

Date: 19/09/2026

Property Type: House (Res)



66 Newry St CARLTON NORTH 3054 (REI)

Agent Comments

🛏 2 🛏 1 🚗 -

Price: \$1,220,000

Method: Private Sale

Date: 13/07/2026

Property Type: House (Res)



61 Hodgkinson St CLIFTON HILL 3068 (REI)

Agent Comments

🛏 2 🛏 1 🚗 -

Price: \$1,302,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)