

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

2/57 CAROLINE STREET CLIFTON HILL VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,500

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

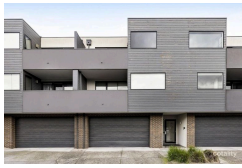
3/266 ALEXANDRA PARADE EAST CLIFTON HILL VIC 3068	\$375,000	26-Jun-26
4/109 HEIDELBERG ROAD CLIFTON HILL VIC 3068	\$326,000	22-May-26
1/109 HEIDELBERG ROAD CLIFTON HILL VIC 3068	\$360,000	30-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 01 September 2026

Steve Earl
P 0394881888
M 0432685173
E steve@harringtonearl.com.au



3/266 ALEXANDRA PARADE EAST Sold Price **\$375,000** Sold Date **26-Jun-26**
CLIFTON HILL VIC 3068

1 1 1

Distance **0.53km**



4/109 HEIDELBERG ROAD Sold Price **\$326,000** Sold Date **22-May-26**
CLIFTON HILL VIC 3068

1 1 1

Distance **0.52km**



1/109 HEIDELBERG ROAD CLIFTON Sold Price **\$360,000** Sold Date **30-Mar-26**
HILL VIC 3068

1 1 1

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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