

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

61 Field Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	17 Woodside St FITZROY NORTH 3068	\$1,590,000	16/07/2026
2	107 Field St CLIFTON HILL 3068	\$1,684,000	29/05/2026
3			

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:

08/09/2026 12:08



 3  2.5  1

Property Type: House

Land Size: 109 sqm approx

Agent Comments

Comparable Properties



17 Woodside St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,590,000

Method: Private Sale

Date: 16/07/2026

Property Type: House

Land Size: 173 sqm approx



107 Field St CLIFTON HILL 3068 (REI)

Agent Comments

 4  4  2

Price: \$1,684,000

Method: Private Sale

Date: 29/05/2026

Property Type: House (Res)

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.