

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

7/1 Marshall Place, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

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	1/28 Edmund St CLIFTON HILL 3068	\$1,270,000	15/05/2026
2			
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:

01/09/2026 12:35

7/1 Marshall Place, Clifton Hill Vic 3068

JellisCraig

Angus Greene

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median Unit Price

June quarter 2026: \$755,000



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/28 Edmund St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,270,000

Method: Private Sale

Date: 15/05/2026

Property Type: Townhouse (Res)

Land Size: 135 sqm approx

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.

Account - Jellis Craig | P: 03 8415 6100



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