Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/146 Noone Street, Clifton Hill Vic 3068

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	ice							
Median price	\$1,085,000	Pro	operty Type	Том	/nhouse		Suburb	Clifton Hill
Period - From	13/05/2024	to	12/05/2025		Sc	ource	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	3 Reillys Way CLIFTON HILL 3068	\$915,000	01/03/2025
2	10/52 Westgarth St NORTHCOTE 3070	\$965,000	22/03/2025
3	7/146 Noone St CLIFTON HILL 3068	\$1,065,000	01/03/2025

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:

13/05/2025 11:02





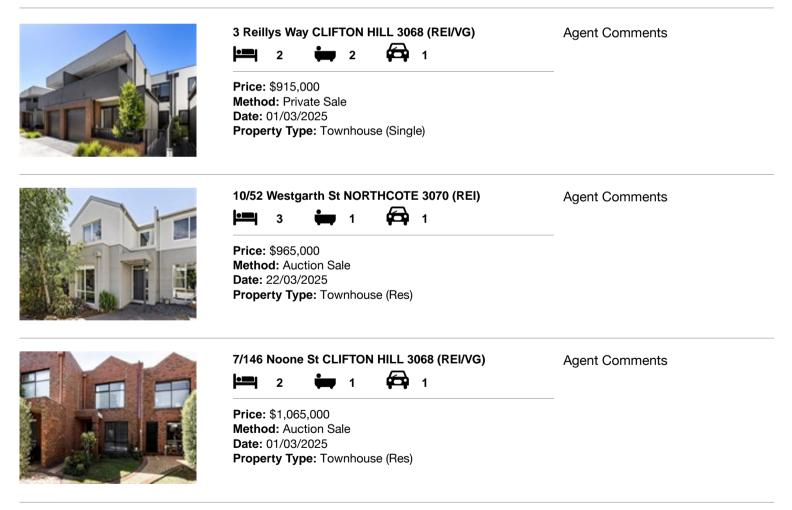




Property Type: Townhouse Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median Townhouse Price 13/05/2024 - 12/05/2025: \$1,085,000

Comparable Properties



Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



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