

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

99 Ramsden Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

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	61 Ogrady St CLIFTON HILL 3068	\$1,780,000	13/06/2026
2	154 Miller St FITZROY NORTH 3068	\$1,855,000	19/03/2026
3	46 Charles St NORTHCOTE 3070	\$1,670,000	28/02/2026

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:

14/07/2026 14:28

Lee Muddle
03 8415 6100
0449 130 331
leemuddle@jellisraig.com.au



3 1 0

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000

Median House Price
June quarter 2026: \$1,567,500

Comparable Properties



61 Ogrady St CLIFTON HILL 3068 (REI)

Agent Comments

3 1 -

Price: \$1,780,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 294 sqm approx



154 Miller St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 1 1

Price: \$1,855,000
Method: Auction Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 324 sqm approx



46 Charles St NORTHCOTE 3070 (REI/VG)

Agent Comments

3 1 -

Price: \$1,670,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 269 sqm approx