

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

G05/210 Alexandra Parade, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$925,000

&

\$975,000

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	3/34 Smith St COLLINGWOOD 3066	\$928,000	08/05/2026
2	12/85 Nicholson St ABBOTSFORD 3067	\$940,000	15/04/2026
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:

16/09/2026 16:32

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Indicative Selling Price

\$925,000 - \$975,000

Median Unit Price

June quarter 2026: \$755,000



2 2.5 1

Property Type:

Agent Comments

Comparable Properties



3/34 Smith St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$928,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: Unit



12/85 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$940,000

Method: Private Sale

Date: 15/04/2026

Property Type: Townhouse (Single)

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.