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	106/139 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $872,500 Property Type Unit Suburb Clifton Hill

Period - From 01/04/2024 to 31/03/2025 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	6/174-176 Easey St COLLINGWOOD 3066	$692,000	15/02/2025
2	9/165 Noone St CLIFTON HILL 3068	$650,120	30/04/2025
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: 14/05/2025 11:38

106/139 Noone Street, Clifton Hill Vic 3068

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2 2 1

Property Type: Apartment

Agent Comments

Storage cage on title

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
Year ending March 2025: $872,500

Comparable Properties



6/174-176 Easey St COLLINGWOOD 3066 (REI)

2 1 1

Price: $692,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Apartment

Agent Comments



9/165 Noone St CLIFTON HILL 3068 (REI)

2 2 1

Price: $650,120
Method: Private Sale
Date: 30/04/2025
Property Type: Apartment

Agent Comments

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.

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