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	45 O'Grady Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,660,500 Property Type House Suburb Clifton Hill

Period - From 01/01/2025 to 31/12/2025 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	57 Westgarth St NORTHCOTE 3070	$1,830,000	29/11/2025
2	67 Heidelberg Rd CLIFTON HILL 3068	$1,820,000	31/10/2025
3	120 Noone St CLIFTON HILL 3068	$2,000,000	23/08/2025

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: 29/01/2026 13:54

45 O'Grady Street, Clifton Hill Vic 3068

Sam Rigopoulos
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4 1 0

Property Type: House
Land Size: 321 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending December 2025: $1,660,500

Comparable Properties



57 Westgarth St NORTHCOTE 3070 (REI)

4 2 1

Price: $1,830,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)

Agent Comments



67 Heidelberg Rd CLIFTON HILL 3068 (REI/VG)

4 1 2

Price: $1,820,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments



120 Noone St CLIFTON HILL 3068 (REI/VG)

4 1 2

Price: $2,000,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 287 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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