

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

2 North Terrace, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$3,300,000 & \$3,500,000

Median sale price

Median price \$1,655,000 Property Type House Suburb Clifton Hill

Period - From 22/03/2025 to 21/03/2026 Source 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.

	Address of comparable property	Price	Date of sale
1	237 Gold St CLIFTON HILL 3068	\$3,260,000	21/03/2026
2	14-16 Eastment St NORTHCOTE 3070	\$3,550,000	04/03/2026
3	7 Alister St FITZROY NORTH 3068	\$3,140,000	25/10/2025

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:

22/03/2026 13:56

Antony Woodley

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Indicative Selling Price

\$3,300,000 - \$3,500,000

Median House Price

22/03/2025 - 21/03/2026: \$1,655,000



 3  2  2

Rooms: 7

Property Type: House

Land Size: 236 sqm approx

Agent Comments

Comparable Properties



237 Gold St CLIFTON HILL 3068 (REI)

Agent Comments

 5  2  1

Price: \$3,260,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)



14-16 Eastmont St NORTHCOTE 3070 (REI)

Agent Comments

 3  2  2

Price: \$3,550,000

Method: Private Sale

Date: 04/03/2026

Property Type: House (Res)



7 Alister St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 4  2  3

Price: \$3,140,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 655 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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