

# 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

135 Ramsden Street, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,050,000

### Median sale price

Median price \$1,675,000 Property Type House Suburb Clifton Hill

Period - From 01/01/2026 to 31/03/2026 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	21 Hilton St CLIFTON HILL 3068	\$1,045,000	11/04/2026
2	10 Egremont St FITZROY NORTH 3068	\$1,122,000	28/03/2026
3	47 Seacombe St FITZROY NORTH 3068	\$1,050,000	04/03/2026

**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:

27/04/2026 12:39

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**Indicative Selling Price**

\$1,000,000 - \$1,050,000

**Median House Price**

March quarter 2026: \$1,675,000



2   1   0

**Property Type:** House

**Land Size:** 148 sqm approx

Agent Comments

## Comparable Properties



**21 Hilton St CLIFTON HILL 3068 (REI)**

Agent Comments

2   1   -

**Price:** \$1,045,000

**Method:** Auction Sale

**Date:** 11/04/2026

**Property Type:** House (Res)

**Land Size:** 171 sqm approx



**10 Egremont St FITZROY NORTH 3068 (REI)**

Agent Comments

2   1   1

**Price:** \$1,122,000

**Method:** Private Sale

**Date:** 28/03/2026

**Property Type:** House (Res)

**Land Size:** 106 sqm approx



**47 Seacombe St FITZROY NORTH 3068 (REI)**

Agent Comments

2   1   -

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 04/03/2026

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 8415 6100