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	108/27 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price $820,000

Median sale price

Median price $700,250 Property Type Unit 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	202/63 William St ABBOTSFORD 3067	$820,000	26/02/2026
2	211/125 Turner St ABBOTSFORD 3067	$795,000	13/11/2025
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: 08/05/2026 10:20

108/27 Groom Street, Clifton Hill Vic 3068

JellisCraig

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$820,000
Median Unit Price
March quarter 2026: $700,250

Comparable Properties



202/63 William St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $820,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Apartment

Agent Comments



211/125 Turner St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $795,000
Method: Private Sale
Date: 13/11/2025
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.

REIV THE DIFFERENCE

propertydata.com.au

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