

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

Range between

\$780,000

&

\$830,000

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:

15/04/2026 09:56



Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$820,000

Method: Sold Before Auction

Date: 26/02/2026

Property Type: Apartment



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

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 13/11/2025

Property Type: Apartment

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.