

# 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

13 Council 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 \$1,700,000 & \$1,800,000

### 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	24 Noone St CLIFTON HILL 3068	\$1,850,000	28/02/2026
2	22 Yambla St CLIFTON HILL 3068	\$1,720,050	18/02/2026
3	7 Walker St CLIFTON HILL 3068	\$1,681,000	24/10/2025

**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.~~

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**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

March quarter 2026: \$1,675,000



 3    2    1

**Property Type:** House

**Land Size:** 172 sqm approx

**Agent Comments**

## Comparable Properties



**24 Noone St CLIFTON HILL 3068 (REI)**

**Agent Comments**

 3    2    -

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**22 Yambla St CLIFTON HILL 3068 (REI)**

**Agent Comments**

 3    3    1

**Price:** \$1,720,050

**Method:** Private Sale

**Date:** 18/02/2026

**Property Type:** House (Res)



**7 Walker St CLIFTON HILL 3068 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$1,681,000

**Method:** Private Sale

**Date:** 24/10/2025

**Property Type:** House

**Account - Jellis Craig** | P: 03 8415 6100