

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

29 Fenwick Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	163 Vere St ABBOTSFORD 3067	\$1,215,000	28/03/2026
2	34 Studley St ABBOTSFORD 3067	\$1,271,000	13/12/2025
3	85 Bennett St FITZROY NORTH 3068	\$1,335,000	16/12/2025

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:

21/04/2026 13:30



Property Type: House

Agent Comments

Comparable Properties



163 Vere St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,215,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



34 Studley St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,271,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 156 sqm approx



85 Bennett St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,335,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 96 sqm approx