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	2/249 Gold Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $455,000 & $500,000

Median sale price

Median price $725,000 Property Type Unit Suburb Clifton Hill

Period - From 01/04/2025 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.

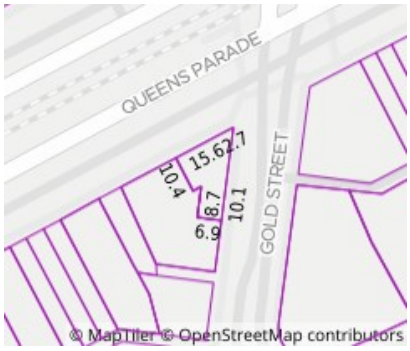
	Address of comparable property	Price	Date of sale
1	113/1 Turner St ABBOTSFORD 3067	$460,000	30/03/2026
2	8/15 Simpson St NORTHCOTE 3070	$460,000	14/02/2026
3	106/12 Trenerry Cr ABBOTSFORD 3067	$485,000	06/12/2025

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: 30/04/2026 11:35

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$455,000 - $500,000
Median Unit Price
Year ending March 2026: $725,000

Comparable Properties



113/1 Turner St ABBOTSFORD 3067 (REI)

2 | 1 | 1

Price: $460,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment

Agent Comments



8/15 Simpson St NORTHCOTE 3070 (REI/VG)

2 | 1 | 1

Price: $460,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Apartment

Agent Comments

106/12 Trenerry Cr ABBOTSFORD 3067 (VG)

2 | - | -

Price: $485,000
Method: Sale
Date: 06/12/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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