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	53 Hodgkinson Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,575,000 & $1,650,000

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	68 Mckean St FITZROY NORTH 3068	$1,630,000	30/05/2026
2	61 Best St FITZROY NORTH 3068	$1,560,000	23/04/2026
3	51 Dally St CLIFTON HILL 3068	$1,575,000	27/02/2026

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: 15/06/2026 10:53

53 Hodgkinson Street, Clifton Hill Vic 3068

Michael Amarant
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3 1 0

Rooms: 4
Property Type: House
Land Size: 214 sqm approx

Agent Comments

Indicative Selling Price
$1,575,000 - $1,650,000
Median House Price
March quarter 2026: $1,675,000

Comparable Properties



68 Mckean St FITZROY NORTH 3068 (REI)

3 1 -

Price: $1,630,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments



61 Best St FITZROY NORTH 3068 (REI)

3 1 -

Price: $1,560,000
Method: Private Sale
Date: 23/04/2026
Property Type: House

Agent Comments



51 Dally St CLIFTON HILL 3068 (REI/VG)

3 2 -

Price: $1,575,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 158 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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