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	1 Berry Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	7 Woodhead St FITZROY NORTH 3068	$2,375,000	18/03/2026
2	23a Hodgkinson St CLIFTON HILL 3068	$2,225,000	18/03/2026
3	21 Candy St NORTHCOTE 3070	$2,232,000	28/02/2026

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: 28/05/2026 15:55

1 Berry Street, Clifton Hill Vic 3068

JellisCraig

Simon Shrimpton
03 8415 6100
0411 889 577
simonshrimpton@jelliscraig.com.au



3 2 1

Rooms: 5
Property Type: House
Land Size: 306 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2026: $1,675,000

Agent Comments

An exceptional Edwardian with its 3 bedroom layout, large city-edge setting and dual street frontage, 'Hayslemere' is the pick of the village where north-side orientation coaxes natural light throughout a beautiful interior showcasing period refinement, contemporary finesse and superbly defined space to enjoy in absolute comfort.

Comparable Properties

7 Woodhead St FITZROY NORTH 3068 (REI/VG)

3 2 2

Price: $2,375,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 369 sqm approx

Agent Comments



23a Hodgkinson St CLIFTON HILL 3068 (REI/VG)

3 2 1

Price: $2,225,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments



21 Candy St NORTHCOTE 3070 (REI)

3 1 -

Price: $2,232,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments

LAND: 241m2

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.