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<br>Including suburb and postcode | 24 Rutland Street, Clifton Hill Vic 3068 |

## Indicative selling price

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

Single price $1,025,000

## 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 | 135 Ramsden St CLIFTON HILL 3068 | $1,100,000 | 02/05/2026 |
| 2 | 21 Hilton St CLIFTON HILL 3068 | $1,045,000 | 11/04/2026 |
| 3 | 149 Yarra St ABBOTSFORD 3067 | $1,020,000 | 14/03/2026 |

**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: 23/06/2026 14:51

# 24 Rutland Street, Clifton Hill Vic 3068

JellisCraig

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au



2 1 0

**Rooms:** 4
**Property Type:** House
**Land Size:** 127 sqm approx

Agent Comments

**Indicative Selling Price**
$1,025,000
**Median House Price**
March quarter 2026: $1,675,000

## Comparable Properties



**135 Ramsden St CLIFTON HILL 3068 (REI)**

2 1 -

**Price:** $1,100,000
**Method:** Auction Sale
**Date:** 02/05/2026
**Property Type:** House (Res)

Agent Comments

Land - approximately 140 square metres



**21 Hilton St CLIFTON HILL 3068 (REI/VG)**

2 1 -

**Price:** $1,045,000
**Method:** Auction Sale
**Date:** 11/04/2026
**Property Type:** House (Res)
**Land Size:** 171 sqm approx

Agent Comments



**149 Yarra St ABBOTSFORD 3067 (REI/VG)**

2 1 1

**Price:** $1,020,000
**Method:** Auction Sale
**Date:** 14/03/2026
**Property Type:** House (Res)
**Land Size:** 132 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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