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	22 Rutland Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,567,500 Property Type House Suburb Clifton Hill

Period - From 01/04/2026 to 30/06/2026 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	150 Rupert St COLLINGWOOD 3066	$950,000	22/06/2026
2	26 Campbell St COLLINGWOOD 3066	$951,000	14/02/2026
3			

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: 05/08/2026 12:10

22 Rutland Street, Clifton Hill Vic 3068

JellisCraig

Harry Hayburn
03 8415 6100
0499 802 845
harryhayburn@jelliscraig.com.au



2 1

Property Type: House
Land Size: 120 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
June quarter 2026: $1,567,500

Comparable Properties



150 Rupert St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $950,000
Method: Private Sale
Date: 22/06/2026
Property Type: House
Land Size: 116 sqm approx

Agent Comments



26 Campbell St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $951,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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