Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	38 Hill Street, Clifton Springs VIC 3222

Indicative selling price

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

Single price $750,000

Median sale price

Median price $650,000 Property Type House Suburb Clifton Springs

Period - From 26/07/2025 to 25/01/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1-3 Sea Haven Drive Clifton Springs VIC 3222	$734,000	19/01/2026
5 Minda Court Clifton Springs VIC 3222	$686,000	07/12/2025
23 Kanyanya Avenue Clifton Springs VIC 3222	$730,000	04/11/2025

This Statement of Information was prepared on: 27/01/2026