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	68 Fenwick Street, Clifton Hill VIC 3068

Indicative selling price

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

Single price	$1,750,000

Median sale price

Median price	$1,527,500	Property Type	House	Suburb	Clifton Hill
Period - From	12/08/2024	to	10/02/2025	Source	pdol

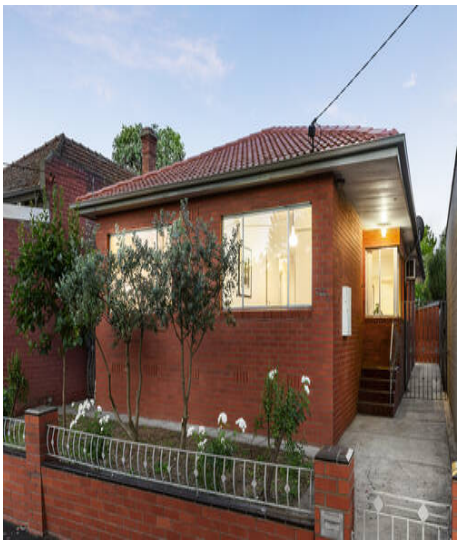
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the 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
27 Howitt St, Northcote Vic	$1,695,000	21/12/2024
159 Holden St, Fitzroy North Vic	$1,760,000	06/11/2024
4 Northcote St, Northcote Vic	$1,683,000	07/12/2024

This Statement of Information was prepared on: 12/02/2025

68 Fenwick Street, Clifton Hill VIC 3068



3 1 1

Property Type: House

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Indicative Selling Price

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Median House Price

Year ending February 2025: $1,527,500

Comparable Properties



27 Howitt St, Northcote Vic

3 1 1

Price: $1,695,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size:



159 Holden St, Fitzroy North Vic

3 1 2

Price: $1,760,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 557 sqm approx



4 Northcote St, Northcote Vic

3 1 2

Price: $1,683,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House
Land Size: 388 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

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