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	85 Ramsden Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,495,000 Property Type House Suburb Clifton Hill

Period - From 01/10/2024 to 31/12/2024 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	125 McKean St FITZROY NORTH 3068	$1,575,000	07/12/2024
2	3 Barry St NORTHCOTE 3070	$1,685,000	29/11/2024
3	142 Clauscen St FITZROY NORTH 3068	$1,590,000	21/09/2024

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: 28/01/2025 10:08

85 Ramsden Street, Clifton Hill Vic 3068

Nicholas Corby
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3 1.5 1

Property Type: House (Res)
Land Size: 190 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
December quarter 2024: $1,495,000

Comparable Properties



125 McKean St FITZROY NORTH 3068 (REI)

3 1 -

Price: $1,575,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Agent Comments



3 Barry St NORTHCOTE 3070 (REI/VG)

3 1 1

Price: $1,685,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments



142 Clauscen St FITZROY NORTH 3068 (REI/VG)

3 2 -

Price: $1,590,000
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 166 sqm approx

Agent Comments

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