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	23 Myrtle Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $2,500,000 & $2,750,000

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	116 Clauscen St FITZROY NORTH 3068	$2,520,000	14/12/2024
2	165 Spensley St CLIFTON HILL 3068	$2,912,000	16/11/2024
3	6 Mclachlan St NORTHCOTE 3070	$2,928,000	07/09/2024

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: 06/03/2025 16:15

23 Myrtle Street, Clifton Hill Vic 3068

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2 2 2

Property Type: House (Res)
Land Size: 281 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
December quarter 2024: $1,495,000

Comparable Properties



116 Clauscen St FITZROY NORTH 3068 (REI)

3 2 -

Price: $2,520,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)

Agent Comments



165 Spensley St CLIFTON HILL 3068 (REI/VG)

4 3 2

Price: $2,912,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments



6 Mclachlan St NORTHCOTE 3070 (REI/VG)

4 3 -

Price: $2,928,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 373 sqm approx

Agent Comments

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