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	304/27 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,175,000 & $1,250,000

Median sale price

Median price $705,000 Property Type Unit Suburb Clifton Hill

Period - From 01/04/2025 to 30/06/2025 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	5/125 Oxford St COLLINGWOOD 3066	$1,349,000	23/05/2025
2	3/416 Gore St FITZROY 3065	$1,200,000	05/05/2025
3	22/120 Cambridge St COLLINGWOOD 3066	$1,258,000	29/03/2025

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: 22/07/2025 15:06

304/27 Groom Street, Clifton Hill Vic 3068

JellisCraig

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2 2 2

Rooms: 3
Property Type: Unit/Flat
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$1,175,000 - $1,250,000
Median Unit Price
June quarter 2025: $705,000

Comparable Properties



5/125 Oxford St COLLINGWOOD 3066 (REI/VG)

2 1 2

Price: $1,349,000
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment

Agent Comments



3/416 Gore St FITZROY 3065 (REI)

2 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 05/05/2025
Property Type: Apartment

Agent Comments



22/120 Cambridge St COLLINGWOOD 3066 (REI/VG)

2 1 2

Price: $1,258,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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