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	12 Clifton Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $1,707,500 Property Type House Suburb Clifton Hill

Period - From 01/01/2025 to 31/03/2025 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	9 Noone St CLIFTON HILL 3068	$3,225,000	23/11/2024
2	165 Spensley St CLIFTON HILL 3068	$2,912,000	16/11/2024
3	77 Rathmines St FAIRFIELD 3078	$3,270,000	10/11/2024

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: 06/05/2025 21:44

12 Clifton Street, Clifton Hill Vic 3068

Simon Shrimpton
03 8415 6100
0411 889 577
simonshrimpton@jelliscraig.com.au



5 | 2 | Permit - On Street

Rooms: 8
Property Type: House
Land Size: 405 sqm approx

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
March quarter 2025: $1,707,500

Agent Comments

Gracefully unfolding across a wide garden block in a quiet and coveted family-focused pocket, this substantial double-fronted Edwardian exudes that unmistakable Clifton Hill appeal.

Comparable Properties



9 Noone St CLIFTON HILL 3068 (VG)

4 | - | -

Price: $3,225,000
Method: Sale
Date: 23/11/2024
Property Type: House - Attached House N.E.C.
Land Size: 365 sqm approx

Agent Comments

4 bed, 2 bath, 1 car



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



77 Rathmines St FAIRFIELD 3078 (REI/VG)

4 | 2 | 1

Price: $3,270,000
Method: Sold Before Auction
Date: 10/11/2024
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments

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