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	31 Gray Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $2,800,000 & $3,080,000

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	165 Spensley St CLIFTON HILL 3068	$2,912,000	16/11/2024
2	272 Clarke St NORTHCOTE 3070	$3,275,000	31/03/2025
3			

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: 08/05/2025 14:02

31 Gray Street, Clifton Hill Vic 3068

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4 2 2

Property Type: House
Land Size: 427 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,080,000
Median House Price
March quarter 2025: $1,707,500

Comparable Properties



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



272 Clarke St NORTHCOTE 3070 (REI)

4 2 2

Price: $3,275,000
Method: Private Sale
Date: 31/03/2025
Property Type: House

Agent Comments

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.

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