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	5/16 The Esplanade, Clifton Hill Vic 3068

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $872,500 Property Type Unit Suburb Clifton Hill

Period - From 01/04/2024 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	4/32 Dwyer St CLIFTON HILL 3068	$353,000	15/05/2025
2	2/262 Alexandra Pde.E CLIFTON HILL 3068	$360,000	19/04/2025
3	3/133 Clarke St NORTHCOTE 3070	$346,000	03/04/2025

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: 11/06/2025 08:58

5/16 The Esplanade, Clifton Hill Vic 3068

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1 1 1

Property Type: Strata Unit/Flat
Land Size: 51m2 sqm approx

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
Year ending March 2025: $872,500

Agent Comments

Superbly located 1 bedroom apartment on Rucker's Hill Northcote

Comparable Properties



4/32 Dwyer St CLIFTON HILL 3068 (REI)

1 1 -

Price: $353,000
Method: Private Sale
Date: 15/05/2025
Property Type: Unit

Agent Comments



2/262 Alexandra Pde.E CLIFTON HILL 3068 (REI)

1 1 1

Price: $360,000
Method: Private Sale
Date: 19/04/2025
Property Type: Apartment

Agent Comments



3/133 Clarke St NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $346,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit

Agent Comments

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