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	12/15 South Terrace, Clifton Hill Vic 3068

Indicative selling price

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

Range between $730,000 & $790,000

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	11/272 Barkly St FITZROY NORTH 3068	$845,000	12/06/2025
2	51/262 Heidelberg Rd FAIRFIELD 3078	$820,000	12/04/2025
3	1/108 Smith St COLLINGWOOD 3066	$802,500	07/04/2025

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: 17/06/2025 15:08

12/15 South Terrace, Clifton Hill Vic 3068

Nelson Alexander



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$730,000 - $790,000
Median Unit Price
Year ending March 2025: $872,500

Comparable Properties



11/272 Barkly St FITZROY NORTH 3068 (REI)

2 1 1

Price: $845,000
Method: Auction Sale
Date: 12/06/2025
Property Type: Unit

Agent Comments



51/262 Heidelberg Rd FAIRFIELD 3078 (REI)

2 2 2

Price: $820,000
Method: Private Sale
Date: 12/04/2025
Property Type: Apartment

Agent Comments



1/108 Smith St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $802,500
Method: Private Sale
Date: 07/04/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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