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	6/2 Groom Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price $1,395,000

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	52b Yarra St ABBOTSFORD 3067	$1,370,000	16/08/2025
2	119b Yarra St ABBOTSFORD 3067	$1,430,000	04/06/2025
3	1/2a Mollison St ABBOTSFORD 3067	$1,400,000	12/04/2025

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: 12/09/2025 16:07

6/2 Groom Street, Clifton Hill Vic 3068

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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,395,000
Median Unit Price
June quarter 2025: $705,000

Comparable Properties



52b Yarra St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,370,000
Method: Sold Before Auction
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments



119b Yarra St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $1,430,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 137 sqm approx

Agent Comments



1/2a Mollison St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $1,400,000
Method: Private Sale
Date: 12/04/2025
Property Type: Apartment

Agent Comments

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