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	92 Roseneath Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $740,000 Property Type Unit Suburb Clifton Hill

Period - From 03/11/2024 to 02/11/2025 Source Property Data

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	50/1 St David St FITZROY 3065	$639,000	03/08/2025
2	17 Lithgow St ABBOTSFORD 3067	$695,000	19/05/2025
3	12/99 Oxford St COLLINGWOOD 3066	$610,000	09/05/2025

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: 03/11/2025 14:42

92 Roseneath Street, Clifton Hill Vic 3068

Nelson Alexander



3 2 2

Property Type: Townhouse (Single)
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
03/11/2024 - 02/11/2025: $740,000

Comparable Properties



50/1 St David St FITZROY 3065 (VG)

1 - -

Price: $639,000
Method: Sale
Date: 03/08/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

17 Lithgow St ABBOTSFORD 3067 (VG)

1 - -

Price: $695,000
Method: Sale
Date: 19/05/2025
Property Type: Office (Com)
Land Size: 1117 sqm approx

Agent Comments



12/99 Oxford St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $610,000
Method: Private Sale
Date: 09/05/2025
Property Type: Apartment

Agent Comments

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

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