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<br>Including suburb and postcode | 4 Spensley Street, Clifton Hill Vic 3068 |

## Indicative selling price

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

Range between $1,800,000 & $1,850,000

## Median sale price

Median price $1,720,000 Property Type House Suburb Clifton Hill

Period - From 01/07/2025 to 30/09/2025 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 | 67 Heidelberg Rd CLIFTON HILL 3068 | $1,820,000 | 31/10/2025 |
| 2 | | | |
| 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: 19/11/2025 09:13

# 4 Spensley Street, Clifton Hill Vic 3068

JellisCraig

Lee Muddle
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leemuddle@jelliscraig.com.au




4 1 1

**Property Type:** House
**Land Size:** 354 sqm approx

Agent Comments

Un-renovated house in need of immediate renovation

**Indicative Selling Price**
$1,800,000 - $1,850,000
**Median House Price**
September quarter 2025: $1,720,000

## Comparable Properties




**67 Heidelberg Rd CLIFTON HILL 3068 (REI)**

4 1 2

**Price:** $1,820,000
**Method:** Sold Before Auction
**Date:** 31/10/2025
**Property Type:** House (Res)
**Land Size:** 427 sqm approx

Agent Comments

Larger land, more renovated but inferior location

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.



REIV THE DIFFERENCE

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