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	33 Hodgkinson Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,627,500 Property Type House Suburb Clifton Hill

Period - From 23/01/2025 to 22/01/2026 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	57 Alexander St CLIFTON HILL 3068	$1,600,000	21/10/2025
2	9 Jessie St NORTHCOTE 3070	$1,650,000	17/10/2025
3	174 Scotchmer St FITZROY NORTH 3068	$1,620,000	11/09/2025

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: 23/01/2026 16:01

33 Hodgkinson Street, Clifton Hill Vic 3068

JellisCraig

Charles Atkins
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3 1 0

Property Type: House (Res)
Land Size: 197 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
23/01/2025 - 22/01/2026: $1,627,500

Comparable Properties



57 Alexander St CLIFTON HILL 3068 (REI/VG)

3 1 -

Price: $1,600,000
Method: Private Sale
Date: 21/10/2025
Property Type: House (Res)

Agent Comments

278 sqm approx



9 Jessie St NORTHCOTE 3070 (REI/VG)

3 1 -

Price: $1,650,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 269 sqm approx

Agent Comments



174 Scotchmer St FITZROY NORTH 3068 (REI/VG)

3 1 -

Price: $1,620,000
Method: Private Sale
Date: 11/09/2025
Property Type: House
Land Size: 180 sqm approx

Agent Comments

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