

# 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

135 Ramsden Street, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

Median price \$1,602,500 Property Type House Suburb Clifton Hill

Period - From 01/10/2025 to 31/12/2025 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	74 Noone St CLIFTON HILL 3068	\$1,192,500	28/02/2026
2	7 Heidelberg Rd CLIFTON HILL 3068	\$1,235,000	18/12/2025
3	29 Dally St CLIFTON HILL 3068	\$1,200,000	16/10/2025

**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:

28/03/2026 08:55



**Property Type:** House  
**Land Size:** 149 sqm approx  
**Agent Comments**

## Comparable Properties



**74 Noone St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$1,192,500  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)



**7 Heidelberg Rd CLIFTON HILL 3068 (REI/VG)**

**Agent Comments**



**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 18/12/2025  
**Property Type:** House (Res)  
**Land Size:** 268 sqm approx



**29 Dally St CLIFTON HILL 3068 (REI/VG)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** House (Res)  
**Land Size:** 158 sqm approx