

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

110 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,678,000 Property Type House Suburb Clifton Hill

Period - From 01/04/2025 to 31/03/2026 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	13 Raphael St ABBOTSFORD 3067	\$1,310,000	15/04/2026
2	37 Nicholson St ABBOTSFORD 3067	\$1,225,000	28/03/2026
3	74 Noone St CLIFTON HILL 3068	\$1,192,500	28/02/2026

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:

30/04/2026 10:45

110 Noone Street, Clifton Hill Vic 3068



 2  1.5  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,678,000

Comparable Properties



13 Raphael St ABBOTSFORD 3067 (REI)

Agent Comments

 3  2  1

Price: \$1,310,000

Method: Private Sale

Date: 15/04/2026

Property Type: House



37 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

 3  2  1

Price: \$1,225,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 192 sqm approx



74 Noone St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,192,500

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 166 sqm approx

Account - RT Edgar Richmond



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