

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

62 Walker Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$4,300,000 & \$4,500,000

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	15 Helen St NORTHCOTE 3070	\$4,450,000	21/11/2025
2	14 Turner St ABBOTSFORD 3067	\$4,360,000	25/10/2025
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.

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Property Type: House
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price
\$4,300,000 - \$4,500,000
Median House Price
December quarter 2025: \$1,602,500

Comparable Properties



15 Helen St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$4,450,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: House (Res)
Land Size: 508 sqm approx



14 Turner St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$4,360,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)

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.