

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

74 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,660,500

Property Type House

Suburb Clifton Hill

Period - From 01/01/2025

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	22 Forest St COLLINGWOOD 3066	\$1,201,000	22/11/2025
2	43 Alexander St CLIFTON HILL 3068	\$1,220,000	21/11/2025
3	11/1 Marshall Pl CLIFTON HILL 3068	\$1,170,000	08/11/2025

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:

05/02/2026 13:56

74 Noone Street, Clifton Hill Vic 3068

Anthony Lapadula
0401 655 005
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2 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
Year ending December 2025: \$1,660,500

Comparable Properties



22 Forest St COLLINGWOOD 3066 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,201,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 190 sqm approx



43 Alexander St CLIFTON HILL 3068 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$1,220,000
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 164 sqm approx



11/1 Marshall PI CLIFTON HILL 3068 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,170,000
Method: Sold Before Auction
Date: 08/11/2025
Property Type: Townhouse (Res)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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