

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

24 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

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	7 Walker St CLIFTON HILL 3068	\$1,681,000	24/10/2025
2	110 Faraday St CARLTON 3053	\$1,755,000	13/09/2025
3	17 Charles St ABBOTSFORD 3067	\$1,730,000	07/08/2025

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:

03/02/2026 12:25

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Indicative Selling Price
\$1,700,000 - \$1,850,000

Median House Price
December quarter 2025: \$1,602,500



3 2 0

Property Type: House
Land Size: 126 sqm approx
Agent Comments

Comparable Properties



7 Walker St CLIFTON HILL 3068 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,681,000
Method: Private Sale
Date: 24/10/2025
Property Type: House



110 Faraday St CARLTON 3053 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$1,755,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 104 sqm approx



17 Charles St ABBOTSFORD 3067 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$1,730,000
Method: Private Sale
Date: 07/08/2025
Property Type: House
Land Size: 161 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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