

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

11A Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	34 Grant St CLIFTON HILL 3068	\$1,455,000	06/09/2025
2	30 Myrtle St CLIFTON HILL 3068	\$1,585,000	18/09/2025
3	174 Scotchmer St FITZROY NORTH 3068	\$1,620,000	11/09/2025

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:

04/02/2026 15:01

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

December quarter 2025: \$1,602,500



 3  1  0

Rooms: 5

Property Type: House (Res)

Land Size: 204 sqm approx

Agent Comments

Comparable Properties



34 Grant St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,455,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 106 sqm approx



30 Myrtle St CLIFTON HILL 3068 (VG)

Agent Comments

 3  -  -

Price: \$1,585,000

Method: Sale

Date: 18/09/2025

Property Type: House - Attached House N.E.C.

Land Size: 171 sqm approx



174 Scotchmer St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,620,000

Method: Private Sale

Date: 11/09/2025

Property Type: House

Land Size: 180 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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