

# 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 59 Dally Street, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,450,000

### 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 | 73 Ramsden St CLIFTON HILL 3068 | \$1,461,000 | 30/01/2026   |
| 2 | 34 Grant St CLIFTON HILL 3068   | \$1,455,000 | 06/09/2025   |
| 3 | 66 Barry St NORTHCOTE 3070      | \$1,410,000 | 06/09/2025   |

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.~~

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Lee Muddle  
03 8415 6100  
0449 130 331  
leemuddle@jellisrcraig.com.au



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**Property Type:** House  
**Land Size:** 169 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,450,000  
**Median House Price**  
December quarter 2025: \$1,602,500

## Comparable Properties



73 Ramsden St CLIFTON HILL 3068 (REI)

[Agent Comments](#)

2 1 1

**Price:** \$1,461,000  
**Method:** Private Sale  
**Date:** 30/01/2026  
**Property Type:** House



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



66 Barry St NORTHCOTE 3070 (REI/VG)

[Agent Comments](#)

2 1 -

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 207 sqm approx

Account - Jellis Craig | P: 03 8415 6100