

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

23a Hodgkinson Street, Clifton Hill Vic 3068
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Indicative selling price

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

Range between

\$2,000,000

 &

\$2,200,000

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	257 Holden St FITZROY NORTH 3068	\$2,160,000	03/12/2025
2	2a Fenwick St CLIFTON HILL 3068	\$2,140,000	15/11/2025
3	56 Park St FITZROY NORTH 3068	\$2,270,000	25/10/2025

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:

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3 2 1

Rooms: 5
Property Type: House
Land Size: 245 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 December quarter 2025: \$1,602,500

Comparable Properties



257 Holden St FITZROY NORTH 3068 (REI)

Agent Comments

3 1 -

Price: \$2,160,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 255 sqm approx



2a Fenwick St CLIFTON HILL 3068 (REI)

Agent Comments

3 3 -

Price: \$2,140,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Land - TBC



56 Park St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$2,270,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)

Land - 150 square metres

Account - Jellis Craig | P: 03 8415 6100



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