

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

15/9 SOUTH TERRACE CLIFTON HILL VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

16/187 MCKEAN STREET FITZROY NORTH VIC 3068	\$439,000	03-May-25
5/14 BRENNAND STREET FITZROY NORTH VIC 3068	\$418,000	11-Mar-25
12/57 CAROLINE STREET CLIFTON HILL VIC 3068	\$375,000	11-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 23 July 2025



**16/187 MCKEAN STREET FITZROY
NORTH VIC 3068**

 1  1  1

Sold Price

\$439,000

Sold Date

03-May-25

Distance

0.64km



**5/14 BRENNAND STREET FITZROY
NORTH VIC 3068**

 1  1  1

Sold Price

\$418,000

Sold Date

11-Mar-25

Distance

0.85km



**12/57 CAROLINE STREET CLIFTON
HILL VIC 3068**

 1  1  1

Sold Price

^{RS} **\$375,000**

Sold Date

11-Apr-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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