

## 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

20 NOONE STREET CLIFTON HILL VIC 3068

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,545,000

Property type

House

Suburb

Clifton Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

34 HILTON STREET CLIFTON HILL VIC 3068	\$960,000	01-Mar-25
13 HILTON STREET CLIFTON HILL VIC 3068	\$850,000	13-Dec-24

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: 03 July 2025



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**34 HILTON STREET CLIFTON HILL  
VIC 3068**

Sold Price

**\$960,000**

Sold Date

**01-Mar-25**

2

1

-

Distance

**0.18km**



**13 HILTON STREET CLIFTON HILL  
VIC 3068**

Sold Price

**\$850,000**

Sold Date

**13-Dec-24**

2

1

-

Distance

**0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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