

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

204/210 Alexandra Parade East, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price

\$617,500

Property Type

Unit

Suburb

Clifton Hill

Period - From

12/06/2024

to

11/06/2025

Source

Property Data

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	501/185 Rose St FITZROY 3065	\$526,500	26/05/2025
2	7/41 Kerr St FITZROY 3065	\$540,000	03/04/2025
3			

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:

12/06/2025 06:49



1 1 1

Property Type:
Land Size: 59 sqm approx

Agent Comments
Secure basement car space plus storage cage on title

Indicative Selling Price
\$510,000 - \$560,000
Median Unit Price

12/06/2024 - 11/06/2025: \$617,500

Comparable Properties



501/185 Rose St FITZROY 3065 (REI)

Agent Comments

1 1 1

Price: \$526,500
Method: Private Sale
Date: 26/05/2025
Property Type: Apartment



7/41 Kerr St FITZROY 3065 (REI/VG)

Agent Comments

1 1 1

Price: \$540,000
Method: Private Sale
Date: 03/04/2025
Property Type: House

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.

Account - Melbourne Boutique Property



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