Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

25 Heidelberg Road, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,490,000	&	\$1,590,000
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Median sale price

Median price	\$1,527,500	Pro	perty Type	House		Suburb	Clifton Hill
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	60 Alexandra Pde FITZROY 3065	\$1,491,000	22/02/2025
2	17 Ramsden St CLIFTON HILL 3068	\$1,545,000	14/12/2024
3	10 Maugie St ABBOTSFORD 3067	\$1,600,000	08/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2025 15:28



McGrath





Property Type: House Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price \$1,490,000 - \$1,590,000 **Median House Price** Year ending December 2024: \$1,527,500

Comparable Properties



60 Alexandra Pde FITZROY 3065 (REI)

Price: \$1,491,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res)

Agent Comments



17 Ramsden St CLIFTON HILL 3068 (REI)







Agent Comments

Price: \$1,545,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res)



10 Maugie St ABBOTSFORD 3067 (REI/VG)



Agent Comments

Price: \$1,600,000 Method: Private Sale Date: 08/12/2024 Property Type: House Land Size: 204 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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