

# 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

25 Heidelberg Road, Clifton Hill Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,490,000

&

\$1,590,000

### Median sale price

Median price

\$1,527,500

Property 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	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 comparable properties 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



 4  2  1

**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)**

**Agent Comments**

 4  1  1

**Price:** \$1,491,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)



**17 Ramsden St CLIFTON HILL 3068 (REI)**

**Agent Comments**

 4  1  1

**Price:** \$1,545,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)



**10 Maugie St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**

 4  3  2

**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