

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

7/9 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

\$400,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Unit

Suburb

Clifton Hill

Period-from

01 Nov 2024

to

31 Oct 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

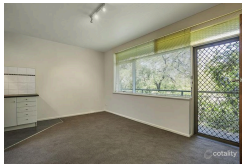
Date of sale

10/9 SOUTH TERRACE CLIFTON HILL VIC 3068	\$415,000	14-Oct-25
15/9 SOUTH TERRACE CLIFTON HILL VIC 3068	\$415,000	13-Aug-25
12/169-173 KEELE STREET COLLINGWOOD VIC 3066	\$395,000	01-Jul-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: 21 November 2025


**10/9 SOUTH TERRACE CLIFTON
HILL VIC 3068**

 1
  1
  1

Sold Price

^{RS}
\$415,000

Sold Date

14-Oct-25

Distance

0km

**15/9 SOUTH TERRACE CLIFTON
HILL VIC 3068**

 1
  1
  1

Sold Price

\$415,000

Sold Date

13-Aug-25

Distance

0km

**12/169-173 KEELE STREET
COLLINGWOOD VIC 3066**

 1
  1
  1

Sold Price

\$395,000

Sold Date

01-Jul-25

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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