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	12 Peckville Street, Clifton Hill Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

Range between \$920,000	&	\$970,000
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Median sale price

Median price	\$1,495,000	Pro	perty Type	House		Suburb	Clifton Hill
Period - From	01/10/2024	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

Address of comparable property		Price	Date of sale
1	151 Yarra St ABBOTSFORD 3067	\$919,000	15/03/2025
2	120 Palmerston St CARLTON 3053	\$950,000	14/12/2024
3	10 James St ABBOTSFORD 3067	\$950,000	09/10/2024

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:	02/04/2025 10:23



McGrath

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Indicative Selling Price \$920,000 - \$970,000 **Median House Price** December quarter 2024: \$1,495,000





Property Type: House **Agent Comments**

Comparable Properties



151 Yarra St ABBOTSFORD 3067 (REI)

2

Price: \$919,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res)

Agent Comments



120 Palmerston St CARLTON 3053 (REI/VG)

2





Agent Comments

Price: \$950,000 Method: Private Sale Date: 14/12/2024 Property Type: House Land Size: 120 sqm approx



10 James St ABBOTSFORD 3067 (REI/VG)



Price: \$950,000

Method: Sold Before Auction

Date: 09/10/2024

Property Type: House (Res) Land Size: 146 sqm approx **Agent Comments**

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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