

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

12 Peckville Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$920,000 & \$970,000

Median sale price

Median price \$1,495,000 Property 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	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 comparable properties 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



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Property Type: House

Agent Comments

Comparable Properties



151 Yarra St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$919,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)



120 Palmerston St CARLTON 3053 (REI/VG)

Agent Comments

2 1 -

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)

Agent Comments

2 1 -

Price: \$950,000

Method: Sold Before Auction

Date: 09/10/2024

Property Type: House (Res)

Land Size: 146 sqm approx