

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

10/30-32 The Esplanade, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$755,000 Property Type Unit Suburb Clifton Hill

Period - From 01/04/2026 to 30/06/2026 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	1/20 Valiant St ABBOTSFORD 3067	\$560,000	17/06/2026
2	2/249 Gold St CLIFTON HILL 3068	\$537,000	05/06/2026
3	8/74 Rathmines St FAIRFIELD 3078	\$585,000	22/05/2026

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:

19/08/2026 15:45



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Property Type: Apartment

Agent Comments

Comparable Properties



1/20 Valiant St ABBOTSFORD 3067 (VG)

Agent Comments

2 - -

Price: \$560,000

Method: Sale

Date: 17/06/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



2/249 Gold St CLIFTON HILL 3068 (REI)

Agent Comments

2 1 -

Price: \$537,000

Method: Private Sale

Date: 05/06/2026

Property Type: Apartment



8/74 Rathmines St FAIRFIELD 3078 (VG)

Agent Comments

2 - -

Price: \$585,000

Method: Sale

Date: 22/05/2026

Property Type: Strata Flat - Single OYO Flat