

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

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



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  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

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



17 Ramsden St CLIFTON HILL 3068 (REI)

Agent Comments

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



10 Maugie St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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  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