

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

204/210 Alexandra Parade East, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$770,500 Property Type Unit Suburb Clifton Hill

Period - From 08/05/2024 to 07/05/2025 Source Property Data

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	7/41 Kerr St FITZROY 3065	\$540,000	03/04/2025
2	608/2 Hotham St COLLINGWOOD 3066	\$540,000	10/12/2024
3	110/239 Napier St FITZROY 3065	\$562,500	28/11/2024

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: 08/05/2025 11:57

204/210 Alexandra Parade East, Clifton Hill Vic 3068



1 1 1

Property Type:
Land Size: 59 sqm approx
Agent Comments
Plus storage cage

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
08/05/2024 - 07/05/2025: \$770,500

Comparable Properties



7/41 Kerr St FITZROY 3065 (REI/VG)

Agent Comments

1 1 1

Price: \$540,000
Method: Private Sale
Date: 03/04/2025
Property Type: House



608/2 Hotham St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1 1 1

Price: \$540,000
Method: Private Sale
Date: 10/12/2024
Property Type: Apartment



110/239 Napier St FITZROY 3065 (REI/VG)

Agent Comments

1 1 1

Price: \$562,500
Method: Sold Before Auction
Date: 28/11/2024
Property Type: Unit

Account - Melbourne Boutique Property



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