

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

120 Noone Street, Clifton Hill Vic 3068

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,630,000

Property Type House

Suburb Clifton Hill

Period - From 24/07/2024

to

23/07/2025

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	38 Spensley St CLIFTON HILL 3068	\$1,800,000	05/07/2025
2	2 Mclachlan St NORTHCOTE 3070	\$1,900,000	12/04/2025
3	2a Rowe St FITZROY NORTH 3068	\$2,000,000	28/03/2025

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:

24/07/2025 11:35



4 1 2

Property Type: House
Land Size: 278.016 sqm approx
Agent Comments

Antony Woodley
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Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
24/07/2024 - 23/07/2025: \$1,630,000

Comparable Properties



38 Spensley St CLIFTON HILL 3068 (REI) Agent Comments
3 1 -
Price: \$1,800,000
Method: Auction Sale
Date: 05/07/2025 Property
Type: House (Res)
Land Size: 215 sqm approx



2 Mclachlan St NORTHCOTE 3070 (REI/VG) Agent Comments
3 1 1
Price: \$1,900,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 334 sqm approx



2a Rowe St FITZROY NORTH 3068 (REI/VG) Agent Comments
3 1 1
Price: \$2,000,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 212 sqm approx