

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

13/16 The Esplanade, Clifton Hill Vic 3068

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Clifton Hill

Period - From

01/04/2025

to

30/06/2025

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	104/28-30 Station St FAIRFIELD 3078	\$629,000	09/08/2025
2	27/341 Heidelberg Rd NORTHCOTE 3070	\$620,000	02/08/2025
3	7/305 Heidelberg Rd NORTHCOTE 3070	\$570,500	05/06/2025

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:

18/08/2025 08:15



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

June quarter 2025: \$705,000

Comparable Properties



104/28-30 Station St FAIRFIELD 3078 (REI)

Agent Comments

2
 1
 1

Price: \$629,000

Method: Private Sale

Date: 09/08/2025

Property Type: Apartment



27/341 Heidelberg Rd NORTHCOTE 3070 (REI)

Agent Comments

2
 2
 1

Price: \$620,000

Method: Private Sale

Date: 02/08/2025

Property Type: Townhouse (Single)



7/305 Heidelberg Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2
 1
 1

Price: \$570,500

Method: Private Sale

Date: 05/06/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000