

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

12/16 The Esplanade, Clifton Hill Vic 3068

Indicative selling price

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

Range between

\$370,000

&

\$395,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Clifton Hill

Period - From

17/05/2025

to

16/05/2026

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	7/72 Rathmines St FAIRFIELD 3078	\$350,000	24/04/2026
2	2/45 Station St FAIRFIELD 3078	\$385,200	16/03/2026
3	9/12-26 Marine Pde ABBOTSFORD 3067	\$370,000	11/03/2026

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:

17/05/2026 12:10



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

Agent Comments

Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

17/05/2025 - 16/05/2026: \$715,000

Comparable Properties



7/72 Rathmines St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 24/04/2026
Rooms: 3
Property Type: Apartment



2/45 Station St FAIRFIELD 3078 (VG)

Agent Comments



Price: \$385,200
Method: Sale
Date: 16/03/2026
Property Type: Strata Flat - Single OYO Flat



9/12-26 Marine Pde ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 11/03/2026
Property Type: Apartment

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