

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

2/49 HAMILTON STREET NIDDRIE VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Niddrie

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

4/115 SPENCER STREET ESSENDON VIC 3040

\$806,000

22-Feb-25

5A SHAW STREET NIDDRIE VIC 3042

\$821,000

11-Mar-25

1/5 MACKIA COURT NIDDRIE VIC 3042

\$770,000

21-Feb-25

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 6 months.

This Statement of Information was prepared on: 28 April 2025



**4/115 SPENCER STREET
ESSENDON VIC 3040**

 2  1  1

Sold Price

^{RS} **\$806,000**

Sold Date

22-Feb-25

Distance

0.9km



**5A SHAW STREET NIDDRIE VIC
3042**

 3  1  1

Sold Price

^{RS} **\$821,000**

Sold Date

11-Mar-25

Distance

0.5km



**1/5 MACKIA COURT NIDDRIE VIC
3042**

 2  1  2

Sold Price

^{RS} **\$770,000**

Sold Date

21-Feb-25

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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