

84A Haldane Road, Niddrie Vic 3042



4 Bed 3 Bath 2 Car
Rooms: 7
Property Type: Townhouse (Single)
Indicative Selling Price
 \$780,000 - \$820,000
Median House Price
 14/01/2024 - 13/01/2025: \$800,000

Comparable Properties



4/5 Carrington Road, Niddrie 3042 (REI)
3 Bed 2 Bath 2 Car
Price: \$830,000
Method: Private Sale
Date: 23/12/2024
Property Type: Townhouse (Single)
Agent Comments: Comparable location, superior floor plan, comparable presentation



6/47 Hamilton Street, Niddrie 3042 (REI)
3 Bed 2 Bath 2 Car
Price: \$760,000
Method: Private Sale
Date: 21/12/2024
Property Type: Townhouse (Single)
Land Size: 119 sqm approx
Agent Comments: Comparable location, inferior floor plan over 3 levels, comparable presentation



3/24 Bowes Avenue, Airport West 3042 (REI)
3 Bed 2 Bath 1 Car
Price: \$795,000
Method: Auction Sale
Date: 11/12/2024
Property Type: Townhouse (Res)
Agent Comments: Inferior location, comparable size and presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

84A Haldane Road, Niddrie Vic 3042

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$800,000

Townhouse

x

Suburb

Niddrie

Period - From

14/01/2024

to

13/01/2025

Source

REIV

Comparable property sales

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
4/5 Carrington Road, NIDDRIE 3042	\$830,000	23/12/2024
6/47 Hamilton Street, NIDDRIE 3042	\$760,000	21/12/2024
3/24 Bowes Avenue, AIRPORT WEST 3042	\$795,000	11/12/2024

This Statement of Information was prepared on:

14/01/2025 11:37