

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

1 Farrell Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Niddrie

Period - From 12/11/2024

to

11/11/2025

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	53a Hillside Gr AIRPORT WEST 3042	\$1,090,000	11/10/2025
2	87A Hotham Rd NIDDRIE 3042	\$1,110,000	04/10/2025
3	3/76 Market St ESSENDON 3040	\$1,010,000	13/09/2025

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:

12/11/2025 09:04



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
12/11/2024 - 11/11/2025: \$1,350,000

Comparable Properties



53a Hillside Gr AIRPORT WEST 3042 (REI)

Agent Comments

3 2 2

Price: \$1,090,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)



87A Hotham Rd NIDDRIE 3042 (REI)

Agent Comments

3 2 1

Price: \$1,110,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 258 sqm approx



3/76 Market St ESSENDON 3040 (REI)

Agent Comments

3 2 2

Price: \$1,010,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit