Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1 Farrell Street, Niddrie Vic 3042
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,355,000	Pro	perty Type	House		Suburb	Niddrie
Period - From	30/10/2024	to	29/10/2025		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

Add	dress of comparable property	Price	Date of sale
1	53a Hillside Gr AIRPORT WEST 3042	\$1,090,000	11/10/2025
2	133 Bowes Av AIRPORT WEST 3042	\$1,010,000	06/10/2025
3	4b Shelley St KEILOR EAST 3033	\$1,050,000	14/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/10/2025 15:09









Rooms: 6

Property Type: House Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** 30/10/2024 - 29/10/2025: \$1,355,000

Comparable Properties



53a Hillside Gr AIRPORT WEST 3042 (REI)

Price: \$1,090,000 Method: Auction Sale Date: 11/10/2025

Property Type: Townhouse (Res)

Agent Comments



133 Bowes Av AIRPORT WEST 3042 (REI)



Agent Comments

Price: \$1,010,000 Method: Private Sale Date: 06/10/2025

Property Type: House (Res)



4b Shelley St KEILOR EAST 3033 (REI/VG)

Agent Comments

Price: \$1,050,000 Method: Private Sale Date: 14/07/2025 Property Type: House Land Size: 231 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



