

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 PEARCE COURT 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

House

Suburb

Niddrie

Period-from

01 May 2024

to

30 Apr 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

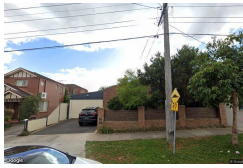
Date of sale

130 MARKET STREET ESSENDON VIC 3040	\$1,530,000	03-Dec-24
135 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$1,464,000	16-Apr-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: 20 May 2025



**130 MARKET STREET ESSENDON
VIC 3040**

 4  2  4

Sold Price

\$1,530,000

Sold Date

03-Dec-24

Distance

0.84km



**135 RIVIERA ROAD AVONDALE
HEIGHTS VIC 3034**

 5  3  2

Sold Price

^{RS} **\$1,464,000** ^{UN}

Sold Date

16-Apr-25

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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