

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

10 Albert Street, Niddrie Vic 3042

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$800,000

Property Type

Townhouse

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	Price	Date of sale
1	17/77 Coghlan St NIDDRIE 3042	\$761,000	11/10/2025
2	3/7 Ramsay St ABERFELDIE 3040	\$790,000	22/08/2025
3	2/26 Highridge Cr AIRPORT WEST 3042	\$810,000	27/10/2025

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:

30/10/2025 11:59



 3  2  1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 174 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$810,000

Median Townhouse Price

30/10/2024 - 29/10/2025: \$800,000

Comparable Properties



17/77 Coghlan St NIDDRIE 3042 (REI)

Agent Comments

 3  2  2

Price: \$761,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)



3/7 Ramsay St ABERFELDIE 3040 (REI/VG)

Agent Comments

 3  2  1

Price: \$790,000

Method: Private Sale

Date: 22/08/2025

Rooms: 5

Property Type: Townhouse (Res)



2/26 Highridge Cr AIRPORT WEST 3042 (REI)

Agent Comments

 3  2  2

Price: \$810,000

Method: Private Sale

Date: 27/10/2025

Property Type: House

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