## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	10 Albert 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 \$750,000	&	\$810,000
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### Median sale price

Median price	\$800,000	Pro	perty Type T	ownhouse	]	Suburb	Niddrie
Period - From	30/10/2024	to	29/10/2025	Sc	ource	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	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 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 11:59









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** 

Price: \$761,000 Method: Auction Sale Date: 11/10/2025

Property Type: Townhouse (Res)



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

**Agent Comments** 

Price: \$790,000 Method: Private Sale Date: 22/08/2025

Rooms: 5

Property Type: Townhouse (Res)



2/26 Highridge Cr AIRPORT WEST 3042 (REI)

Price: \$810,000 Method: Private Sale Date: 27/10/2025 Property Type: House

**Agent Comments** 





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