

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

114 HOTHAM ROAD, NIDDRIE, VIC 3042

Indicative selling price

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

Single price or range between

\$1,200,000

 &

\$1,300,000

Median sale price

Median price

\$1,262,500

 Property Type

House

 Suburb

NIDDRIE

Period - From

01 May 2024

 to

30 April 2025

 Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
15 HANSON STREET NIDDRIE VIC 3042	\$1,283,000	08/02/2025
10 RUTLAND STREET NIDDRIE VIC 3042	\$1,200,000	15/04/2024
8A RUTLAND STREET NIDDRIE VIC 3042	\$1,350,000	11/05/2024

This Statement of Information was prepared on:

1/05/2025