

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

23a Hanson Street, Niddrie Vic 3042

Indicative selling price

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

Single price

\$1,499,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Niddrie

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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	38 David Av KEILOR EAST 3033	\$1,515,000	23/12/2024
2	36a Hotham Rd NIDDRIE 3042	\$1,502,000	07/12/2024
3	26 Shelley St KEILOR EAST 3033	\$1,515,000	18/11/2024

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:

04/04/2025 09:27

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4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,499,000
Median House Price
March quarter 2025: \$1,300,000

Comparable Properties



38 David Av KEILOR EAST 3033 (REI/VG)

Agent Comments

4 3 1

Price: \$1,515,000
Method: Private Sale
Date: 23/12/2024
Property Type: House (Res)
Land Size: 322 sqm approx



36a Hotham Rd NIDDRIE 3042 (REI/VG)

Agent Comments

4 3 2

Price: \$1,502,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 321 sqm approx



26 Shelley St KEILOR EAST 3033 (REI/VG)

Agent Comments

4 3 2

Price: \$1,515,000
Method: Private Sale
Date: 18/11/2024
Property Type: House