

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

26 Cuthbert Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,575,000

&

\$1,675,000

Median sale price

Median price \$1,262,500

Property Type House

Suburb Niddrie

Period - From 01/07/2025

to

30/06/2026

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	72 Nyah St KEILOR EAST 3033	\$1,590,000	25/07/2026
2	40 Shaw St NIDDRIE 3042	\$1,675,000	06/05/2026
3	8a Nyah St KEILOR EAST 3033	\$1,600,000	27/04/2026

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:

23/09/2026 14:43

Patrick Tilli
0413 083 735
paddy@whitefoxrealestate.com.au



 5  1  2

Rooms: 6
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,575,000 - \$1,675,000
Median House Price
Year ending June 2026: \$1,262,500

Comparable Properties



72 Nyah St KEILOR EAST 3033 (REI)

Agent Comments

 4  3  2

Price: \$1,590,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)



40 Shaw St NIDDRIE 3042 (REI)

Agent Comments

 4  2  2

Price: \$1,675,000
Method: Sold Before Auction
Date: 06/05/2026
Property Type: House (Res)



8a Nyah St KEILOR EAST 3033 (REI)

Agent Comments

 4  3  2

Price: \$1,600,000
Method: Sold Before Auction
Date: 27/04/2026
Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699