

## 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

42 MURIEL STREET NIDDRIE VIC 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,262,500

Property type

House

Suburb

Niddrie

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

6 RALEIGH GROVE ESSENDON NORTH VIC 3041	\$1,900,000	21-Feb-25
28 COLLINS STREET ESSENDON VIC 3040	\$1,965,000	24-Oct-24
4 BEAVER STREET ABERFELDIE VIC 3040	\$2,150,000	17-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 04 April 2025



**6 RALEIGH GROVE ESSENDON  
NORTH VIC 3041**

 5  3  2

Sold Price <sup>RS</sup> **\$1,900,000** <sup>UN</sup> Sold Date **21-Feb-25**

Distance **1.45km**



**28 COLLINS STREET ESSENDON  
VIC 3040**

 4  1  2

Sold Price <sup>RS</sup> **\$1,965,000** Sold Date **24-Oct-24**

Distance **1.79km**



**4 BEAVER STREET ABERFELDIE  
VIC 3040**

 4  5  3

Sold Price <sup>RS</sup> **\$2,150,000** <sup>UN</sup> Sold Date **17-Dec-24**

Distance **1.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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