

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

5/1 ROSS STREET NIDDRIE VIC 3042

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

15/47 HAMILTON STREET NIDDRIE VIC 3042	\$768,000	11-Jul-25
2/3 PRINCE STREET ESSENDON NORTH VIC 3041	\$775,000	02-Jun-25
2/14 TREADWELL ROAD ESSENDON NORTH VIC 3041	\$755,000	06-Aug-25

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: 03 September 2025



**15/47 HAMILTON STREET NIDDRIE
VIC 3042**

2 1 1

Sold Price

\$768,000

Sold Date

11-Jul-25

Distance

0.74km



**2/3 PRINCE STREET ESSENDON
NORTH VIC 3041**

2 3 1

Sold Price

\$775,000

Sold Date

02-Jun-25

Distance

0.56km



**2/14 TREADWELL ROAD
ESSENDON NORTH VIC 3041**

2 1 1

Sold Price

^{RS} **\$755,000**

Sold Date

06-Aug-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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