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	13a Haldane Road, Niddrie Vic 3042

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $810,000 Property Type Townhouse Suburb Niddrie

Period - From 28/04/2024 to 27/04/2025 Source Property Data

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	23 George St NIDDRIE 3042	$1,350,000	22/03/2025
2	22a Florence St NIDDRIE 3042	$1,389,000	01/03/2025
3	22 Florence St NIDDRIE 3042	$1,415,000	04/12/2024

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: 28/04/2025 09:50

13a Haldane Road, Niddrie Vic 3042

Peter Leahy
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0402 10 11 12
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4 3 2

Rooms: 6
Property Type: Townhouse
Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
28/04/2024 - 27/04/2025: $810,000

Comparable Properties



23 George St NIDDRIE 3042 (REI)

4 2 1

Price: $1,350,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments

22a Florence St NIDDRIE 3042 (REI)

4 3 1

Price: $1,389,000
Method: Private Sale
Date: 01/03/2025
Rooms: 5
Property Type: House (Res)

Agent Comments



22 Florence St NIDDRIE 3042 (REI)

4 3 1

Price: $1,415,000
Method: Private Sale
Date: 04/12/2024
Rooms: 5
Property Type: House (Res)

Agent Comments

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