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	28 Diamond Street, Niddrie Vic 3042

Indicative selling price

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

Range between $2,850,000 & $2,950,000

Median sale price

Median price $1,342,500 Property Type House Suburb Niddrie

Period - From 01/04/2025 to 31/03/2026 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	8 Neville St KEILOR EAST 3033	$3,315,000	06/03/2026
2	32 Allan St ABERFELDIE 3040	$2,730,000	05/03/2026
3	24 Mary St ESSENDON 3040	$2,900,000	03/02/2026

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: 11/06/2026 11:06

28 Diamond Street, Niddrie Vic 3042

JellisCraig

Tom Donnelley
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Indicative Selling Price
$2,850,000 - $2,950,000
Median House Price
Year ending March 2026: $1,342,500



4 3 2

Property Type: House
Land Size: 705 sqm approx

Agent Comments

New build

Comparable Properties

8 Neville St KEILOR EAST 3033 (REI)

5 5 2

Price: $3,315,000
Method:
Date: 06/03/2026
Property Type: House

Agent Comments

Both homes are high end finishes and offer a swimming pool. Superior as this property offers an additional bedroom space. Both properties are in near proximity, however Diamond Street is closer to public transport and amenities.

32 Allan St ABERFELDIE 3040 (REI)

4 3 4

Price: $2,730,000
Method:
Date: 05/03/2026
Property Type: House

Agent Comments

Both offer the same accommodation and bathroom zones. Superior as offers more off street parking spaces. Inferior as land content is smaller.

24 Mary St ESSENDON 3040 (REI)

5 5 3

Price: $2,900,000
Method:
Date: 03/02/2026
Property Type: House

Agent Comments

Both properties have near similar finishes, offering a luxe feel. Superior as the property offers an additional bedroom and bathroom. Inferior as smaller land content.

REIV THE DIFFERENCE | propertydata.com.au

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