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	56a Haldane Road, Niddrie Vic 3042

Indicative selling price

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

Range between $1,600,000 & $1,720,000

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	40 Shaw St NIDDRIE 3042	$1,675,000	06/05/2026
2	110 Noga Av KEILOR EAST 3033	$1,636,000	14/03/2026
3	119 Hoffmans Rd NIDDRIE 3042	$1,715,500	04/03/2026

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: 03/06/2026 10:03

56a Haldane Road, Niddrie Vic 3042

JellisCraig

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



5 3 2

Property Type:

Agent Comments

Built in 2022. 40sqm home with covered alfresco and plunge pool

Indicative Selling Price
$1,600,000 - $1,720,000
Median House Price
Year ending March 2026: $1,342,500

Comparable Properties



40 Shaw St NIDDRIE 3042 (REI)

4 2 2

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

Agent Comments

Superior location. inferior accommodation. i less bathroom, No Pool



110 Noga Av KEILOR EAST 3033 (REI/VG)

4 3 2

Price: $1,636,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 335 sqm approx

Agent Comments

Newer build, Inferior accomodation. No pool,



119 Hoffmans Rd NIDDRIE 3042 (REI/VG)

4 3 2

Price: $1,715,500
Method: Private Sale
Date: 04/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

Newer build, on main road, inferior accomodation

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE | propertydata.com.au

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