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	2a Kelvin Close, Niddrie Vic 3042

Indicative selling price

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

Range between $860,000 & $880,000

Median sale price

Median price $800,000 Property Type Unit Suburb Niddrie

Period - From 14/07/2025 to 13/07/2026 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	16 Oak St AIRPORT WEST 3042	$875,000	26/06/2026
2	3/91 Haldane Rd NIDDRIE 3042	$870,000	29/04/2026
3	2/70-72 Coghlan St NIDDRIE 3042	$845,000	11/04/2026

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: 14/07/2026 16:42

2a Kelvin Close, Niddrie Vic 3042

Tom Donnelley
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3 1 2

Property Type: Townhouse (Single)

Agent Comments

3 bedroom house

Indicative Selling Price
$860,000 - $880,000
Median Unit Price
14/07/2025 - 13/07/2026: $800,000

Comparable Properties



16 Oak St AIRPORT WEST 3042 (REI)

3 1 2

Price: $875,000
Method: Private Sale
Date: 26/06/2026
Property Type: Townhouse (Single)

Agent Comments

Stand along house offering comparable accommodation.



3/91 Haldane Rd NIDDRIE 3042 (REI/VG)

3 2 1

Price: $870,000
Method: Sold Before Auction
Date: 29/04/2026
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

updated house offering comparable accommodation.



2/70-72 Coghlan St NIDDRIE 3042 (REI)

3 2 2

Price: $845,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Res)

Agent Comments

Located within close proximity to the property. Similar vintage, offering comparable accommodation.

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

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