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	37 Muriel Street, Niddrie Vic 3042

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,257,500 Property Type House Suburb Niddrie

Period - From 01/04/2026 to 30/06/2026 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	99 Hotham Rd NIDDRIE 3042	$1,232,000	15/08/2026
2	17 Grosvenor St NIDDRIE 3042	$1,080,000	18/07/2026
3	46 Hotham Rd NIDDRIE 3042	$1,310,000	01/07/2026

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: 24/08/2026 21:08

37 Muriel Street, Niddrie Vic 3042

JellisCraig

Basil Zoccali
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3 1 1

Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2026: $1,257,500

Agent Comments

The property is neat cladded home in almost original condition. It is situated on a flat block of approx 650sqm.

Comparable Properties



99 Hotham Rd NIDDRIE 3042 (REI)

3 1 1

Price: $1,232,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

The properties are comparable as they are similar specs, similar construction type and on the same size land. Muriel St is superior in that it is a more sought after location and on a flat block, however inferior as it is not as updated internally.



17 Grosvenor St NIDDRIE 3042 (REI)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

The properties are comparable as they are similar construction type and on the same size land. Muriel St is superior in that it is a more sought after location and on a flat block, however inferior as it is not renovated and has 1 less bathroom.



46 Hotham Rd NIDDRIE 3042 (REI)

3 1 1

Price: $1,310,000
Method: Sold Before Auction
Date: 01/07/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

The properties are comparable as they are similar specs on the same size land. Muriel St is superior in that it is a more sought after location, however inferior as it is not as updated internally.

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