

# Property Price Statement

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 30/10/26

### Property offered for sale

Address  
Including suburb and  
postcode 9A Grosvenor Street, Niddrie Victoria 3042

### Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 4             | 3              | 1               | 246m <sup>2</sup>                         | 325m <sup>2</sup>                    |

### Indicative selling price

For the meaning of *indicative selling price*, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price \$1,595,000

### Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$1,340,000 Property type House Suburb Niddrie

Period: from 01/07/2026 to 30/09/2026 Source REIV [propertydata.com.au/RPData/Core Logic](http://propertydata.com.au/RPData/Core Logic)

## Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

### Comparable property 1

| Address                     | Sale price | Date of sale |
|-----------------------------|------------|--------------|
| 57 Hamilton Street, Niddrie | \$1510,000 | 07/09/2026   |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 5             | 2              | 2               | 246m2                                     | 313m2                                |

### Comparable property 2

| Address                     | Sale price  | Date of sale |
|-----------------------------|-------------|--------------|
| 75a Deakin Street, Essendon | \$1,560,000 | 05/08/2026   |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 4             | 3              | 1               | 263m2                                     | 276m2                                |

### Comparable property 3

| Address                        | Sale price  | Date of sale |
|--------------------------------|-------------|--------------|
| 129A Noga Avenue, Keilor Eastr | \$1.575.000 | 25/06/2026   |

#### Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| House         | 4             | 3              | 1               | 235m2                                     | 301m2                                |