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	111 Haldane Road, Niddrie Vic 3042

Indicative selling price

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

Range between $790,000 & $850,000

Median sale price

Median price $1,285,500 Property Type House Suburb Niddrie

Period - From 01/04/2023 to 31/03/2024 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	7 Ryder St NIDDRIE 3042	$870,000	09/05/2024
2	121 Haldane Rd NIDDRIE 3042	$820,000	25/05/2024
3	8 Armstrong Cl KEILOR EAST 3033	$785,000	21/03/2024

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: 04/07/2024 12:14

111 Haldane Road, Niddrie Vic 3042

Klaudia Fisicaro
0481 177 911
klaudiafisicaro@jelliscraig.com.au



3 1 1

Property Type: House

Agent Comments

3 bedroom home

Indicative Selling Price
$790,000 - $850,000
Median House Price
Year ending March 2024: $1,285,500

Comparable Properties



7 Ryder St NIDDRIE 3042 (REI/VG)

3 2 2

Price: $870,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: House (Res)
Land Size: 284 sqm approx

Agent Comments

- newer build - extra bathroom - garage



121 Haldane Rd NIDDRIE 3042 (REI)

3 1 1

Price: $820,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)

Agent Comments

- similar location -renovated



8 Armstrong Cl KEILOR EAST 3033 (REI)

3 1 1

Price: $785,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: House (Res)

Agent Comments

- accommodation the same - Niddrie location superior

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