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	11/15-17 Hotham Road, Niddrie Vic 3042

Indicative selling price

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

Range between $690,000 & $730,000

Median sale price

Median price $505,000 Property Type Unit Suburb Niddrie

Period - From 01/01/2025 to 31/03/2025 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	13/47 Hamilton St NIDDRIE 3042	$780,000	14/02/2025
2	6/47 Hamilton St NIDDRIE 3042	$760,000	21/12/2024
3	9/70-72 Coghlan St NIDDRIE 3042	$752,500	03/12/2024

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: 19/05/2025 09:53

11/15-17 Hotham Road, Niddrie Vic 3042

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3 3 1

Property Type:

Agent Comments

3 bedroom, tri level townhouse in a complex with single car garage.

Indicative Selling Price
$690,000 - $730,000
Median Unit Price
March quarter 2025: $505,000

Comparable Properties



13/47 Hamilton St NIDDRIE 3042 (REI/VG)

3 2 2

Price: $780,000
Method: Sold Before Auction
Date: 14/02/2025
Property Type: Townhouse (Res)

Agent Comments

Tri level, 3 bedroom townhouse. Superior due to double car garage and courtyard + balcony. Inferior due to lack of 3rd bathroom.



6/47 Hamilton St NIDDRIE 3042 (REI/VG)

3 2 2

Price: $760,000
Method: Private Sale
Date: 21/12/2024
Property Type: Townhouse (Single)
Land Size: 119 sqm approx

Agent Comments

Tri level, 3 bedroom townhouse. Superior due to double car garage and courtyard + balcony. Inferior due to lack of 3rd bathroom.



9/70-72 Coghlan St NIDDRIE 3042 (REI)

3 2 2

Price: $752,500
Method: Private Sale
Date: 03/12/2024
Property Type: Townhouse (Single)

Agent Comments

Tri level, 3 bedroom townhouse. Superior due to double car garage and courtyard. Inferior due to lack of 3rd bathroom.

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