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	27a Newman Street, Niddrie Vic 3042

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,260,000 Property Type House Suburb Niddrie

Period - From 01/10/2023 to 30/09/2024 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	58A Rachelle Rd KEILOR EAST 3033	$1,152,000	30/11/2024
2	4a Shelley St KEILOR EAST 3033	$1,115,000	22/11/2024
3	8a Rebecca Pl NIDDRIE 3042	$1,150,000	05/10/2024

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: 26/12/2024 22:44

27a Newman Street, Niddrie Vic 3042

Carmel Morganti
04386654145
carmelmorganti@jelliscraig.com.au



4 3 2

Property Type: House

Agent Comments

4 bed, 3 bath, 1 car duplex with space for one other OSP, Modern internally

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2024: $1,260,000

Comparable Properties



58A Rachelle Rd KEILOR EAST 3033 (REI)

4 3 1

Price: $1,152,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 271 sqm approx

Agent Comments

Comparable accommodation with one less carspace on smaller land



4a Shelley St KEILOR EAST 3033 (REI)

4 3 -

Price: $1,115,000
Method: Sold Before Auction
Date: 22/11/2024
Property Type: House (Res)

Agent Comments

Comparable accommodation smaller but newer build.



8a Rebecca Pl NIDDRIE 3042 (REI)

4 3 4

Price: $1,150,000
Method: Private Sale
Date: 05/10/2024
Property Type: House
Land Size: 348 sqm approx

Agent Comments

Comparable accommodation and age

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