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	36A Hotham Road, Niddrie Vic 3042

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

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

Period - From 01/04/2024 to 30/06/2024 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	48 Heather Av KEILOR EAST 3033	$1,458,000	07/09/2024
2	41 Pearl St NIDDRIE 3042	$1,427,000	15/06/2024
3	1 Paul Av KEILOR EAST 3033	$1,488,000	30/05/2024

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: 11/10/2024 11:38

36A Hotham Road, Niddrie Vic 3042

Irene Androulidakis
9379 2000
0419 345 017
ireneandroulidakis@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2024: $1,260,000

Modern luxury and family versatility, this sensational residence delivers a first-class lifestyle opportunity ideally situated in one of Niddrie's best streets. 4 bedrooms (one downstairs with ensuite) and a retreat area, established Alfresco and outdoor area, built 2020

Comparable Properties



48 Heather Av KEILOR EAST 3033 (REI)

4 3 2

Price: $1,458,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments

Great comparable as very similar land size, identical floorplan in close proximity.



41 Pearl St NIDDRIE 3042 (REI/VG)

4 3 2

Price: $1,427,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 311 sqm approx

Agent Comments

Great comparable as both in same suburb, similar sizes in land and in accommodation, Hotham Rd is superior as closer to shops



1 Paul Av KEILOR EAST 3033 (REI)

4 3 1

Price: $1,488,000
Method: Private Sale
Date: 30/05/2024
Property Type: Townhouse (Single)

Agent Comments

Great comparable as both very similar size and accommodation

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