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	29 Ryder Street, Niddrie Vic 3042

Indicative selling price

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

Single price $1,259,000

Median sale price

Median price $1,262,500 Property Type House Suburb Niddrie

Period - From 01/01/2024 to 31/12/2024 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	27a Newman St NIDDRIE 3042	$1,260,000	31/01/2025
2	12a Nolan St NIDDRIE 3042	$1,250,000	11/12/2024
3	27 Henry St KEILOR EAST 3033	$1,250,000	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: 23/02/2025 15:00

29 Ryder Street, Niddrie Vic 3042

Carmel Morganti
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4 3 2

Property Type: House
Land Size: 309 sqm approx

Indicative Selling Price
$1,259,000
Median House Price
Year ending December 2024: $1,262,500

Agent Comments

Modern 4 bedroom property with large open plan kitchen and 2 living spaces.

Comparable Properties



27a Newman St NIDDRIE 3042 (REI)

4 3 2

Price: $1,260,000
Method: Sold Before Auction
Date: 31/01/2025
Property Type: House

Agent Comments

Similar accommodation and age slightly better location and less stairs



12a Nolan St NIDDRIE 3042 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 11/12/2024
Property Type: House

Agent Comments

Comparable Newer Build but Ryder is on bigger land



27 Henry St KEILOR EAST 3033 (REI/VG)

4 3 2

Price: $1,250,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 298 sqm approx

Agent Comments

Comparable accommodation, higher spec, newer build but on smaller land.

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