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	5a Shaw Street, Niddrie Vic 3042

Indicative selling price

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

Range between $720,000 & $790,000

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	4/115 Spencer St ESSENDON 3040	$806,000	22/02/2025
2	64 Market St ESSENDON 3040	$840,000	12/12/2024
3	3/2 Hutchison St NIDDRIE 3042	$820,000	30/10/2024

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: 27/02/2025 12:59

5a Shaw Street, Niddrie Vic 3042

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



2 1 1

Property Type: House

Agent Comments

Single level home on its own title. No Shared areas no owners corporation.

Indicative Selling Price
$720,000 - $790,000
Median House Price
Year ending December 2024: $1,262,500

Comparable Properties



4/115 Spencer St ESSENDON 3040 (REI)

2 1 2

Price: $806,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit
Land Size: 219 sqm approx

Agent Comments

Most recent sale for a similar property. Superior suburb being Essendon over Niddrie. Shaw is more updated internally and externally.



64 Market St ESSENDON 3040 (REI)

2 1 2

Price: $840,000
Method: Private Sale
Date: 12/12/2024
Property Type: House

Agent Comments

Market street a superior Street and Suburb to Shaw.



3/2 Hutchison St NIDDRIE 3042 (VG)

3 - -

Price: $820,000
Method: Sale
Date: 30/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

This Unit is a 3 bed, and has multiple car parking off the street

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