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	2 George Street, Niddrie Vic 3042

Indicative selling price

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

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

Median sale price

Median price $1,300,000 Property Type House Suburb Niddrie

Period - From 01/07/2024 to 30/06/2025 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	24 Creswell Av AIRPORT WEST 3042	$1,120,000	22/03/2025
2			
3			

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: 21/08/2025 10:09

2 George Street, Niddrie Vic 3042

JellisCraig

Jason Johnson
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3 1

Property Type: House
Land Size: 697 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2025: $1,300,000

Agent Comments

Home is original, Property has an easement running along the left hand side of the fence line.

Comparable Properties



24 Creswell Av AIRPORT WEST 3042 (REI/VG)

3 1 2

Price: $1,120,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Similar land, better condition home in a a grade pocket of Airport west

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.

REIV THE DIFFERENCE | propertydata.com.au

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