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	16 Valley View Court, Niddrie Vic 3042

Indicative selling price

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

Range between $1,370,000 & $1,500,000

Median sale price

Median price $1,437,500 Property Type House Suburb Niddrie

Period - From 01/04/2025 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	47 Quinn Gr KEILOR EAST 3033	$1,480,000	20/06/2025
2	1 Pearce Ct NIDDRIE 3042	$1,570,000	14/06/2025
3	135 Riviera Rd AVONDALE HEIGHTS 3034	$1,464,000	08/04/2025

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: 10/07/2025 11:42

16 Valley View Court, Niddrie Vic 3042

Chauntel Considine
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0407 741 456
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4 2 2

Property Type: House

Agent Comments

20 year old double story on an elevated block with valley views. Original with updates to kitchen, bathroom, flooring. Manicured gardens.

Indicative Selling Price
$1,370,000 - $1,500,000
Median House Price
June quarter 2025: $1,437,500

Comparable Properties



47 Quinn Gr KEILOR EAST 3033 (REI)

4 3 2

Price: $1,480,000
Method: Private Sale
Date: 20/06/2025
Rooms: 6
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments

Similar internally. Original but updated Superior with one extra bathroom. Inferior neighbouring suburb.



1 Pearce Ct NIDDRIE 3042 (REI)

4 2 3

Price: $1,570,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 969 sqm approx

Agent Comments

Interior is older, less updated - Superior land size. In very close proximity. Also in a secluded court.



135 Riviera Rd AVONDALE HEIGHTS 3034 (REI)

5 3 2

Price: $1,464,000
Method: Sold Before Auction
Date: 08/04/2025
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Higher accommodation, slightly larger land. More updated internally however in an inferior neighbouring suburb.

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