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	4/15-17 Hotham Road, Niddrie Vic 3042

Indicative selling price

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

Range between $640,000 & $670,000

Median sale price

Median price $920,000 Property Type Unit 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	5/15 Hotham Rd NIDDRIE 3042	$660,000	01/08/2025
2	11/15-17 Hotham Rd NIDDRIE 3042	$690,000	28/07/2025
3	3/87 Bulla Rd ESSENDON NORTH 3041	$695,000	15/07/2025

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: 01/09/2025 09:18

4/15-17 Hotham Road, Niddrie Vic 3042

JellisCraig

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3 3 1

Property Type: Townhouse

Agent Comments

Tri level, 3 bedroom, 3 bathroom townhouse. Secure single car garage.

Indicative Selling Price
$640,000 - $670,000
Median Unit Price
June quarter 2025: $920,000

Comparable Properties



5/15 Hotham Rd NIDDRIE 3042 (REI)

3 3 1

Price: $660,000
Method: Sold Before Auction
Date: 01/08/2025
Property Type: Townhouse (Res)

Agent Comments

Sold in the same block. Similar property.



11/15-17 Hotham Rd NIDDRIE 3042 (REI)

3 3 1

Price: $690,000
Method: Private Sale
Date: 28/07/2025
Property Type: Townhouse (Single)

Agent Comments

Sold in the same block. Similar property.



3/87 Bulla Rd ESSENDON NORTH 3041 (REI)

3 3 2

Price: $695,000
Method: Private Sale
Date: 15/07/2025
Property Type: Townhouse (Res)

Agent Comments

Similar, tri level townhouse. Has a double car garage.

REIV THE DIFFERENCE | propertydata.com.au

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