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	111 Haldane Road, Niddrie Vic 3042

Indicative selling price

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

Single price $920,000

Median sale price

Median price $1,345,250 Property Type House Suburb Niddrie

Period - From 01/12/2024 to 30/11/2025 Source Property Data

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	49 Haldane Rd NIDDRIE 3042	$885,000	04/09/2025
2	104 Haldane Rd NIDDRIE 3042	$918,000	27/08/2025
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: 01/12/2025 11:21

111 Haldane Road, Niddrie Vic 3042

JellisCraig



3 1 1

Property Type: House (Res)

Agent Comments

Brick house 3,1,1 on 396sqm

Indicative Selling Price
$920,000
Median House Price
01/12/2024 - 30/11/2025: $1,345,250

Comparable Properties



49 Haldane Rd NIDDRIE 3042 (REI/VG)

3 1 1

Price: $885,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 341 sqm approx

Agent Comments

Older weatherboard home on similar land.



104 Haldane Rd NIDDRIE 3042 (REI)

3 1 1

Price: $918,000
Method: Auction Sale
Date: 27/08/2025
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments

Recent street sale for a similar house. Neat tidy 3 bed house on smaller land.

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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