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	2/21 Hamilton Street, Niddrie Vic 3042

Indicative selling price

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

Range between $730,000 & $795,000

Median sale price

Median price $1,355,000 Property Type House Suburb Niddrie

Period - From 30/10/2024 to 29/10/2025 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	17/77 Coghlan St NIDDRIE 3042	$761,000	11/10/2025
2	2/32 Mcnamara Av AIRPORT WEST 3042	$770,000	11/09/2025
3	1/11 Hotham Rd NIDDRIE 3042	$800,000	13/08/2025

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: 30/10/2025 21:03

2/21 Hamilton Street, Niddrie Vic 3042

JellisCraig

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3 2 2

Property Type: Townhouse (Res)

Indicative Selling Price
$730,000 - $795,000
Median House Price
30/10/2024 - 29/10/2025: $1,355,000

Agent Comments

4 year old townhouse, 2nd on a 4 dwelling development. Close to Keilor Road shops and trams and walking distance to parkland and schools. Has 2 car garage

Comparable Properties



17/77 Coghlan St NIDDRIE 3042 (REI)

3 2 2

Price: $761,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments

Similar location just around the corner and also close to parkland although it is a bit further away from schools and shops. Older build and in a large multi unit development. Has larger internal space and larger courtyard



2/32 Mcnamara Av AIRPORT WEST 3042 (REI)

3 2 2

Price: $770,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)

Agent Comments

Similar in that it is a 3BR, 2 Bath townhouse on a slightly smaller allotment but has slightly larger floor space. It is a few years older and also sits close to transport shops and schools



1/11 Hotham Rd NIDDRIE 3042 (REI)

3 1 3

Price: $800,000
Method: Private Sale
Date: 13/08/2025
Property Type: Townhouse (Single)

Agent Comments

Similar location although closer to Keilor Road shops and trams. Smaller allotment but substantially larger floor space. Larger living area but lacks 2nd bathroom and is almost 10 years old

REIV THE DIFFERENCE

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