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	1/56 Vaynor Street, Niddrie Vic 3042

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $800,000 Property Type Unit Suburb Niddrie

Period - From 01/07/2025 to 30/09/2025 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	1/14 Gilbertson St ESSENDON 3040	$930,000	19/11/2025
2	2/37 Garnet St NIDDRIE 3042	$800,000	10/10/2025
3	2/3 Diamond St ESSENDON WEST 3040	$790,000	14/08/2025

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: 19/11/2025 22:14

1/56 Vaynor Street, Niddrie Vic 3042

JellisCraig

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



3 2 1

Property Type: Villa Unit
Land Size: 274 sqm approx

Indicative Selling Price
$820,000 - $880,000
Median Unit Price
September quarter 2025: $800,000

Agent Comments

Brick single level, street facing villa unit in the heart of Niddrie.

Comparable Properties



1/14 Gilbertson St ESSENDON 3040 (REI)

3 2 2

Price: $930,000
Method: Private Sale
Date: 19/11/2025
Property Type: Villa

Agent Comments

Both properties share a similar configuration and are close to amenities. Superior as the property offers an additional off-street parking space. Inferior as land content is smaller.



2/37 Garnet St NIDDRIE 3042 (REI/VG)

3 2 1

Price: $800,000
Method: Sold Before Auction
Date: 10/10/2025
Property Type: Villa

Agent Comments

Both properties are within close proximity, sharing a similar configuration and are brick externally - which is favourable for most. Inferior as smaller land content.



2/3 Diamond St ESSENDON WEST 3040 (VG)

3 - -

Price: $790,000
Method: Sale
Date: 14/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Both properties the same accommodation, sharing a similar exterior. Superior as this property has a separate entertaining area, along with a lounge and dinning room, plus two off street parking spaces. Inferior land content and only one bathroom.

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.