

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

1/29 Diamond Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$685,000

&

\$750,000

Median sale price

Median price \$805,000

Property Type Unit

Suburb Niddrie

Period - From 01/01/2026

to 31/03/2026

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	1/360 Buckley St ESSENDON 3040	\$693,000	22/05/2026
2	2/23 Ramsay St ABERFELDIE 3040	\$715,000	10/05/2026
3	82a Hoffmans Rd ESSENDON 3040	\$745,000	02/05/2026

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:

09/06/2026 16:08



 2  1  2

Property Type:
Agent Comments

Indicative Selling Price
\$685,000 - \$750,000
Median Unit Price
March quarter 2026: \$805,000

Comparable Properties



1/360 Buckley St ESSENDON 3040 (REI)

Agent Comments

 2  1  2

Price: \$693,000
Method: Private Sale
Date: 22/05/2026
Property Type: Villa
Land Size: 198 sqm approx



2/23 Ramsay St ABERFELDIE 3040 (REI)

Agent Comments

 2  1  1

Price: \$715,000
Method: Sold Before Auction
Date: 10/05/2026
Property Type: Unit



82a Hoffmans Rd ESSENDON 3040 (REI)

Agent Comments

 2  1  1

Price: \$745,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Villa

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