

## 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 PEARCE COURT NIDDRIE VIC 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

House

Suburb

Niddrie

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

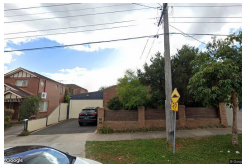
Date of sale

130 MARKET STREET ESSENDON VIC 3040	\$1,530,000	03-Dec-24
135 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$1,464,000	16-Apr-25

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 6 months.

This Statement of Information was prepared on: 20 May 2025



**130 MARKET STREET ESSENDON  
VIC 3040**

 4  2  4

Sold Price

**\$1,530,000**

Sold Date

**03-Dec-24**

Distance

**0.84km**



**135 RIVIERA ROAD AVONDALE  
HEIGHTS VIC 3034**

 5  3  2

Sold Price

<sup>RS</sup> **\$1,464,000** <sup>UN</sup>

Sold Date

**16-Apr-25**

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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