

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

10 Vaynor Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,475,000

&

\$1,600,000

Median sale price

Median price \$1,201,000

Property Type House

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	27 Albert St NIDDRIE 3042	\$1,585,000	25/02/2026
2	93 Steele Creek Dr KEILOR EAST 3033	\$1,490,000	27/01/2026
3	26 Clifton St ABERFELDIE 3040	\$1,580,000	16/12/2025

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:

08/04/2026 11:56



 4  2  2

Property Type: House
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,600,000
Median House Price
March quarter 2026: \$1,201,000

Comparable Properties



27 Albert St NIDDRIE 3042 (REI)

Agent Comments

 4  3  1

Price: \$1,585,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)



93 Steele Creek Dr KEILOR EAST 3033 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,490,000
Method: Private Sale
Date: 27/01/2026
Property Type: House
Land Size: 434 sqm approx



26 Clifton St ABERFELDIE 3040 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,580,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 319 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655