

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

110A HOTHAM ROAD NIDDRIE VIC 3042

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Niddrie

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

18 HOTHAM ROAD NIDDRIE VIC 3042	\$975,000	11-Feb-26
49 HALDANE ROAD NIDDRIE VIC 3042	\$885,000	04-Sep-25
111 HALDANE ROAD NIDDRIE VIC 3042	\$901,000	03-Dec-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: 24 February 2026



18 HOTHAM ROAD NIDDRIE VIC 3042

Sold Price

^{RS}

\$975,000

Sold Date

11-Feb-26

 3

 2

 1

Distance

0.73km



49 HALDANE ROAD NIDDRIE VIC 3042

Sold Price

\$885,000

Sold Date

04-Sep-25

 3

 1

 1

Distance

0.36km



111 HALDANE ROAD NIDDRIE VIC 3042

Sold Price

\$901,000

Sold Date

03-Dec-25

 3

 1

 1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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