

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

13 Hanson Street, Niddrie Vic 3042

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,342,500

Property Type

House

Suburb

Niddrie

Period - From

01/04/2025

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	14 Grandview Rd NIDDRIE 3042	\$1,475,000	12/03/2026
2	50 David Av KEILOR EAST 3033	\$1,323,000	21/02/2026
3	37 Spring St NIDDRIE 3042	\$1,392,500	14/02/2026

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:

27/04/2026 10:49

Kieran Moloney

8378 0500

0400 634 565

kieranmoloney@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000

Median House Price

Year ending March 2026: \$1,342,500



3 2 2

Rooms: 5

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Renovated family home offering 3 bed, 2 bath, 2 car & pool.

Comparable Properties



14 Grandview Rd NIDDRIE 3042 (REI)

2 1 2

Price: \$1,475,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Less accommodation on the same land. Located closer to amenities.



50 David Av KEILOR EAST 3033 (REI)

4 2 2

Price: \$1,323,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 637 sqm approx

Agent Comments

Offers an extra bed. Inferior location & no pool.



37 Spring St NIDDRIE 3042 (REI)

4 2 3

Price: \$1,392,500

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Located in the street behind. Offers an extra bed with no pool.