

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

16 Nolan Street, Niddrie Vic 3042

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,281,000

Property Type

House

Suburb

Niddrie

Period - From

01/04/2024

to

31/03/2025

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	35 Cuthbert St NIDDRIE 3042	\$1,322,000	10/05/2025
2	34 Pearl St NIDDRIE 3042	\$1,435,000	10/05/2025
3	43 Carrington Rd NIDDRIE 3042	\$1,375,000	15/04/2025

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:

03/06/2025 15:10



 4  1  2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

House | 4 Bedroom 1 Bathroom 2 Car

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2025: \$1,281,000

Comparable Properties



35 Cuthbert St NIDDRIE 3042 (REI)

Agent Comments

 3  1  2

Price: \$1,322,000

Method: Sold Before Auction

Date: 10/05/2025

Property Type: House (Res)

Land Size: 737 sqm approx



34 Pearl St NIDDRIE 3042 (REI)

Agent Comments

 4  2  1

Price: \$1,435,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 729 sqm approx



43 Carrington Rd NIDDRIE 3042 (REI)

Agent Comments

 4  2  2

Price: \$1,375,000

Method: Private Sale

Date: 15/04/2025

Rooms: 7

Property Type: House (Res)

Land Size: 649 sqm approx

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555