

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

2a Kelvin Close, Niddrie Vic 3042

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$812,500

Property Type Unit

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	8/16 Laluma St ESSENDON 3040	\$835,000	09/05/2026
2	2/70-72 Coghlan St NIDDRIE 3042	\$845,000	11/04/2026
3	7/15-17 Hotham Rd NIDDRIE 3042	\$830,000	17/03/2026

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:

01/06/2026 15:38

Tom Donnelley

9379 2000

0468 437 258

tomdonnelley@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending March 2026: \$812,500



3 1 2

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 164 sqm approx

Agent Comments

3 Bedroom property

Comparable Properties



8/16 Laluma St ESSENDON 3040 (REI)

2 2 1

Price: \$835,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Townhouse (Res)

Agent Comments

Offering inferior accommodation.
Similar style property.



2/70-72 Coghlan St NIDDRIE 3042 (REI)

3 2 2

Price: \$845,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Townhouse (Res)

Agent Comments

Freshly presented property offering
comparable accommodation but offers
more car accommodation.



7/15-17 Hotham Rd NIDDRIE 3042 (REI)

3 3 1

Price: \$830,000

Method: Private Sale

Date: 17/03/2026

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Modern 3 bedroom townhouse.

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