

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

33 Jackson Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,800,000

&

\$1,880,000

Median sale price

Median price \$1,257,500

Property Type House

Suburb Niddrie

Period - From 01/04/2026

to 30/06/2026

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.

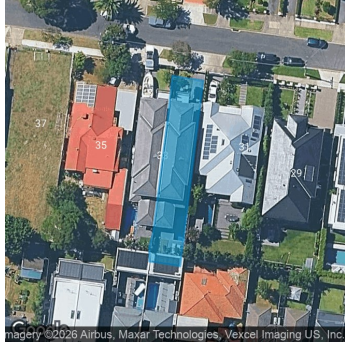
	Address of comparable property	Price	Date of sale
1	62 Muriel St NIDDRIE 3042	\$1,975,000	21/08/2026
2	86a Hotham Rd NIDDRIE 3042	\$1,659,000	01/08/2026
3	31a Cuthbert St NIDDRIE 3042	\$1,800,000	12/05/2026

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:

28/09/2026 14:34



Property Type: House

Agent Comments

Beautifully finished 4 bedroom home. Multiple living rooms. Outdoor entertaining area and pool.

Indicative Selling Price

\$1,800,000 - \$1,880,000

Median House Price

June quarter 2026: \$1,257,500

Comparable Properties



62 Muriel St NIDDRIE 3042 (REI)



Price: \$1,975,000

Method: Private Sale

Date: 21/08/2026

Property Type: House

Agent Comments

Similar 4 bedroom, double storey home.



86a Hotham Rd NIDDRIE 3042 (REI)



Price: \$1,659,000

Method: Auction Sale

Date: 01/08/2026

Property Type: House (Res)

Agent Comments

Similar 4 bedroom, double storey home.



31a Cuthbert St NIDDRIE 3042 (REI)



Price: \$1,800,000

Method: Private Sale

Date: 12/05/2026

Property Type: House (Res)

Agent Comments

Similar 4 bedroom, double storey home.