

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

37 Muriel 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 \$1,257,500

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	46 Hotham Rd NIDDRIE 3042	\$1,310,000	01/07/2026
2	11 Jackson St NIDDRIE 3042	\$1,450,000	27/06/2026
3	11 Carrington Rd NIDDRIE 3042	\$1,361,000	11/05/2026

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:

03/08/2026 21:07

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Indicative Selling Price

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

Median House Price

June quarter 2026: \$1,257,500



3
 1
 1

Property Type: House**Land Size:** 650 sqm approx**Agent Comments**

The property is neat clad home in almost original condition. It is situated on a flat block of approx 650sqm.

Comparable Properties

**46 Hotham Rd NIDDRIE 3042 (REI)**

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 1

Price: \$1,310,000**Method:** Sold Before Auction**Date:** 01/07/2026**Property Type:** House (Res)**Land Size:** 650 sqm approx**Agent Comments**

The properties are comparable as they are similar specs on the same size land. Muriel St is superior in that it is a more sought after location, however inferior as it is not as updated internally.

**11 Jackson St NIDDRIE 3042 (REI)**

4
 1
 1

Price: \$1,450,000**Method:** Auction Sale**Date:** 27/06/2026**Property Type:** House (Res)**Land Size:** 650 sqm approx**Agent Comments**

The properties are comparable as they are similar spec homes and situated on the same size land. Muriel St is superior in that it is in slightly better condition, however inferior as the location is not as sought after as Jackson St.

**11 Carrington Rd NIDDRIE 3042 (REI)**

4
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 3

Price: \$1,361,000**Method:** Auction Sale**Date:** 11/05/2026**Property Type:** House (Res)**Land Size:** 650 sqm approx**Agent Comments**

The properties are comparable as they are similar spec homes and situated on the same size land. Muriel St is superior in that it is in better condition, however inferior as the location is not as sought after and it has 1 less bedroom and bathroom

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