

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

57 HAMILTON STREET NIDDRIE VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,490,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

40 SHAW STREET NIDDRIE VIC 3042	\$1,675,000	08-May-26
84A HOTHAM ROAD NIDDRIE VIC 3042	\$1,335,000	29-May-26
27 ALBERT STREET NIDDRIE VIC 3042	\$1,585,000	26-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 03 July 2026



40 SHAW STREET NIDDRIE VIC 3042

Sold Price ^{RS} **\$1,675,000** Sold Date **08-May-26**

4 2 1

Distance **0.26km**



84A HOTHAM ROAD NIDDRIE VIC 3042

Sold Price ^{RS} **\$1,335,000** Sold Date **29-May-26**

4 3 2

Distance **0.7km**



27 ALBERT STREET NIDDRIE VIC 3042

Sold Price **\$1,585,000** Sold Date **26-Feb-26**

4 3 1

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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