

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

6a Ryder Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	15 Coniston Av AIRPORT WEST 3042	\$1,170,000	29/08/2026
2			
3			

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:

22/09/2026 10:59

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 4  2  1

Property Type: House
Agent Comments
Brand new, single level modern build.

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2026: \$1,257,500

Comparable Properties



15 Coniston Av AIRPORT WEST 3042 (REI)

 3  2  1

Price: \$1,170,000
Method: Auction Sale
Date: 29/08/2026
Property Type: House (Res)

Agent Comments
Both properties are a newer build, and within close proximity. Inferior as lacks additional bedroom. Similar land content.

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.