

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

99A Haldane Road, Niddrie Vic 3042

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$805,000

Property Type Unit

Suburb Niddrie

Period - From 01/01/2026

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	2/117 Haldane Rd NIDDRIE 3042	\$880,000	21/03/2026
2	52 Berembong Dr KEILOR EAST 3033	\$855,000	16/12/2025
3	25a Roberts Rd AIRPORT WEST 3042	\$800,000	13/12/2025

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:

07/05/2026 13:20

Basil Zoccali

9379 2000

0407 846 171

basilzoccali@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$860,000

Median Unit Price

March quarter 2026: \$805,000

 3
  1
  1
Property Type: Unit**Land Size:** 306 sqm approx**Agent Comments**

Modern villa-style residence offering 3 bedrooms, central bathroom, open-plan living and well-appointed kitchen. Includes off-street parking and a low-maintenance allotment (~306sqm), ideal for downsizers or investors in a convenient Niddrie pocket



Comparable Properties

**2/117 Haldane Rd NIDDRIE 3042 (REI)**
 3
  2
  2
Price: \$880,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** House (Res)**Land Size:** 369 sqm approx**Agent Comments**

Both are 3 bed homes offering modern, low-maintenance living, attracting similar downsizer/investor demand. 99A Haldane Rd is superior in that it has a larger backyard, but inferior in that it has 1 less bathroom.

**52 Berembong Dr KEILOR EAST 3033 (REI/VG)**
 3
  2
  2
Price: \$855,000**Method:** Private Sale**Date:** 16/12/2025**Property Type:** House**Land Size:** 768 sqm approx**Agent Comments**

Both are 3-bed, low-maintenance single level homes appealing to similar downsizer and investor demand. 99A Haldane Rd is superior for Niddrie location and newer villa-style design and more updated. inferior in land size and has 1 less bathroom.

**25a Roberts Rd AIRPORT WEST 3042 (REI/VG)**
 3
  1
  2
Price: \$800,000**Method:** Auction Sale**Date:** 13/12/2025**Property Type:** House (Res)**Agent Comments**

Both are modern 3-bed single level homes suitable for downsizers and investors. Haldane Rd is superior in that it is sought after suburb and not as busy road with a larger backyard. Inferior in that the condition does not present as well.

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