

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

9a Grosvenor Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,600,000

&

\$1,695,000

Median sale price

Median price \$830,000

Property Type Townhouse

Suburb Niddrie

Period - From 09/07/2025

to

08/07/2026

Source Property Data

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	40 Shaw St NIDDRIE 3042	\$1,675,000	06/05/2026
2	16a Pearl St ESSENDON WEST 3040	\$1,615,000	11/04/2026
3	40a Jackson St NIDDRIE 3042	\$1,650,000	10/03/2026

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:

09/07/2026 15:26



 4
  3
  1

Property Type: Townhouse (Single)

Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,695,000

Median Townhouse Price

09/07/2025 - 08/07/2026: \$830,000

Comparable Properties



40 Shaw St NIDDRIE 3042 (REI)

Agent Comments

 4
  2
  2

Price: \$1,675,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: House (Res)



16a Pearl St ESSENDON WEST 3040 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$1,615,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 424 sqm approx



40a Jackson St NIDDRIE 3042 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,650,000

Method: Private Sale

Date: 10/03/2026

Rooms: 6

Property Type: House (Res)

Land Size: 325 sqm approx

Account - Whitefox Real Estate | P: 96459699



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