

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

110A HOTHAM ROAD 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

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Jun 2025

to

31 May 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

2/117 HALDANE ROAD NIDDRIE VIC 3042	\$880,000	21-Mar-26
11A MYRTLE GROVE AIRPORT WEST VIC 3042	\$920,000	19-Jul-25
18 HOTHAM ROAD NIDDRIE VIC 3042	\$975,000	31-Jan-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: 15 June 2026


**2/117 HALDANE ROAD NIDDRIE
VIC 3042**
 3  2  2

Sold Price

\$880,000

Sold Date

21-Mar-26

Distance

0.22km

**11A MYRTLE GROVE AIRPORT
WEST VIC 3042**
 3  2  2

Sold Price

\$920,000

Sold Date

19-Jul-25

Distance

0.61km

**18 HOTHAM ROAD NIDDRIE VIC
3042**
 3  2  1

Sold Price

\$975,000

Sold Date

31-Jan-26

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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