

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

46 Hamilton Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,311,000

Property Type House

Suburb Niddrie

Period - From 01/08/2024

to

31/07/2025

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	54 Coghlan St NIDDRIE 3042	\$1,220,000	31/05/2025
2	35 Cuthbert St NIDDRIE 3042	\$1,322,000	10/05/2025
3	10 Hamilton St NIDDRIE 3042	\$1,275,000	28/04/2025

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:

01/08/2025 14:21

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3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 619 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
01/08/2024 - 31/07/2025: \$1,311,000

Original 60's home with plans and permits for side by sides

Comparable Properties



54 Coghlan St NIDDRIE 3042 (REI)

3 1 3

Price: \$1,220,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 626 sqm approx

Agent Comments
Similar condition home with plans and permits on similar land.



35 Cuthbert St NIDDRIE 3042 (REI/VG)

3 1 2

Price: \$1,322,000
Method: Sold Before Auction
Date: 10/05/2025
Property Type: House (Res)
Land Size: 737 sqm approx

Agent Comments
similar condition home, on bigger land. No plans and permits.



10 Hamilton St NIDDRIE 3042 (VG)

3 - -

Price: \$1,275,000
Method: Sale
Date: 28/04/2025
Property Type: House (Res)
Land Size: 618 sqm approx

Agent Comments
sale in the street. No plans or permits

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