

## 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

5/1 ROSS STREET NIDDRIE VIC 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Sep 2024

to

31 Aug 2025

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 15/47 HAMILTON STREET NIDDRIE VIC 3042      | \$768,000 | 11-Jul-25 |
| 2/3 PRINCE STREET ESSENDON NORTH VIC 3041   | \$775,000 | 02-Jun-25 |
| 2/14 TREADWELL ROAD ESSENDON NORTH VIC 3041 | \$755,000 | 06-Aug-25 |

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: 03 September 2025



**15/47 HAMILTON STREET NIDDRIE  
VIC 3042**

2 1 1

Sold Price

**\$768,000**

Sold Date

**11-Jul-25**

Distance

**0.74km**



**2/3 PRINCE STREET ESSENDON  
NORTH VIC 3041**

2 3 1

Sold Price

**\$775,000**

Sold Date

**02-Jun-25**

Distance

**0.56km**



**2/14 TREADWELL ROAD  
ESSENDON NORTH VIC 3041**

2 1 1

Sold Price

<sup>RS</sup> **\$755,000**

Sold Date

**06-Aug-25**

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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