

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

1/2 REBECCA PLACE 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

or range
between

\$800,000

&

\$880,000

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

1 REBECCA PLACE NIDDRIE VIC 3042	\$1,080,000	02-Jun-26
1/56 VAYNOR STREET NIDDRIE VIC 3042	\$870,000	22-Jan-26
2/117 HALDANE ROAD NIDDRIE VIC 3042	\$880,000	21-Mar-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: 25 June 2026



1 REBECCA PLACE NIDDRIE VIC 3042

Sold Price ^{RS} **\$1,080,000** Sold Date **02-Jun-26**

 4  3  2

Distance **0.03km**



1/56 VAYNOR STREET NIDDRIE VIC 3042

Sold Price **\$870,000** Sold Date **22-Jan-26**

 3  2  1

Distance **0.31km**



2/117 HALDANE ROAD NIDDRIE VIC 3042

Sold Price **\$880,000** Sold Date **21-Mar-26**

 3  2  2

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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