

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

\$930,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,275,000

Property type

House

Suburb

Niddrie

Period-from

01 Jul 2025

to

30 Jun 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
85A DAVID AVENUE KEILOR EAST VIC 3033	\$902,000	13-Jun-26
1/63 HAMPTON ROAD ESSENDON WEST VIC 3040	\$930,000	28-Feb-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.~~

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David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



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

3 2 2

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

Distance **1.23km**



**85A DAVID AVENUE KEILOR EAST
VIC 3033**

3 2 2

Sold Price ^{RS} **\$902,000** Sold Date **13-Jun-26**

Distance **1.47km**



**1/63 HAMPTON ROAD ESSENDON
WEST VIC 3040**

3 3 1

Sold Price **\$930,000** Sold Date **28-Feb-26**

Distance **1.18km**

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

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